

**1514 FLINT ROAD
SPOKANE, WA**

**INDUSTRIAL / OFFICE / LAND
FOR LEASE**



THE NEW EPICENTER OF INNOVATION
In the heart of Spokane's aerospace hub



Michael Sharapata
Senior Managing Director
+1 509 822 0088
michael.sharapata@jll.com

Jared Smith
Vice President
+1 509 505 7459
j.smith@jll.com



Jones Lang LaSalle Brokerage, Inc. RE Lic: 01856260

PROPERTY HIGHLIGHTS

- 4.8 MW power delivered to site
- 499 parking stalls with room to grow
- Fully fenced and secure
- Logistic flexibility adjacent to Highway 2 and the airport
- Zoned industrial
- Room for expansion

±381,340 SF

Building Size

±49.93 ACRES
20 ACRES OF BUILD-TO-SUIT

Land Size

±61,290 SF
(CAN BE DEMISED TO +/-10,000 SF)

Office

±254,000 SF
(CAN BE DEMISED TO +/-10,800 SF)

Warehouse



FLOOR PLAN



PROPERTY DETAILS



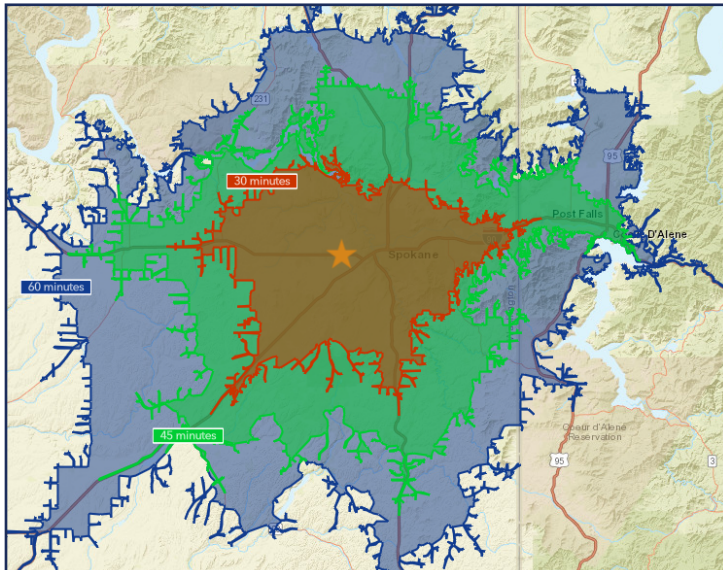
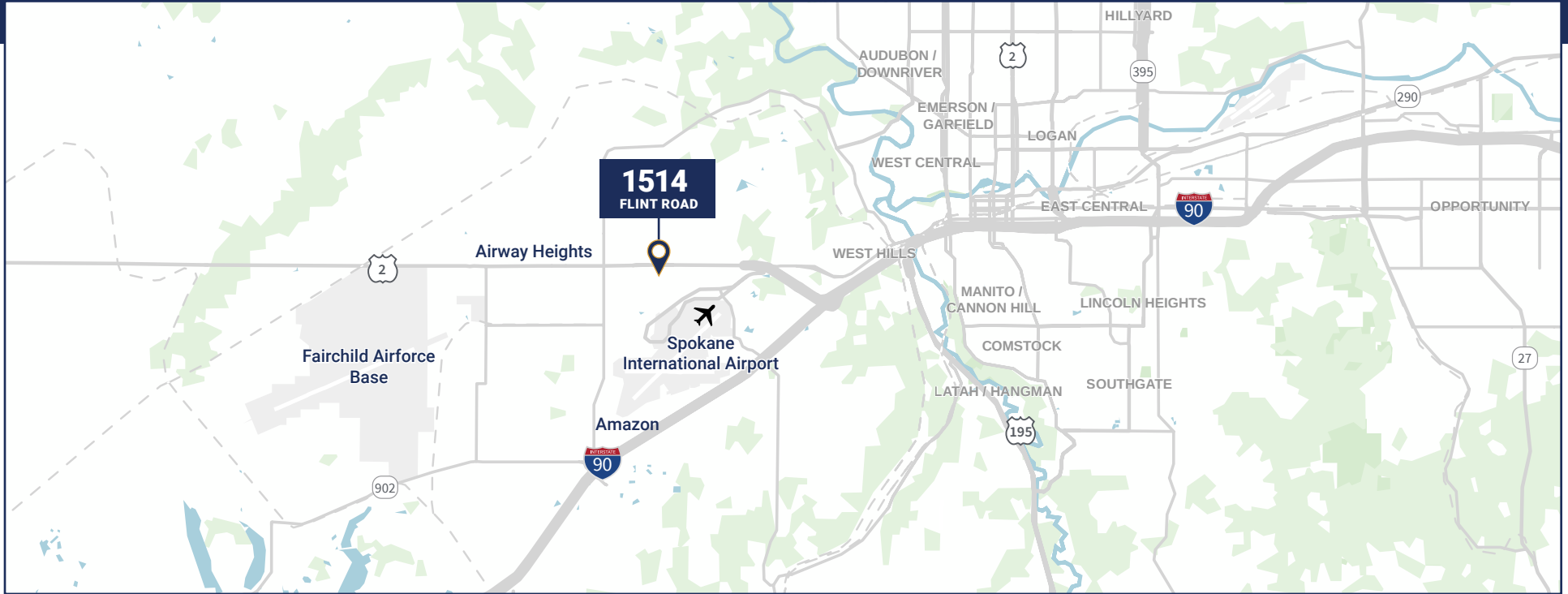
- **Power:** 4.8 MW of power delivered through Avista, servicing 15,000 AMPS
- **Natural Gas:** 4" Avista service line providing 73,000,000 BTU's of capacity over 45 psi of delivery pressure
- **Water:** City of Spokane
- **Clearance Height:** Up to 28'
- **Column Spacing:** 60'
- **Dock Doors:** 15

- **Grade Doors:** 7
- **Building Systems:** Full HVAC throughout, clean / dirty vacuum pumping, compressed air serving 1000 CFM
- **Lighting:** Automated LED throughout
- **Overhead Crain:** Engineering completed to add
- **Parking:** 499 stalls with room to expand
- **Parcel No.:** 25301.9042

PHOTOS

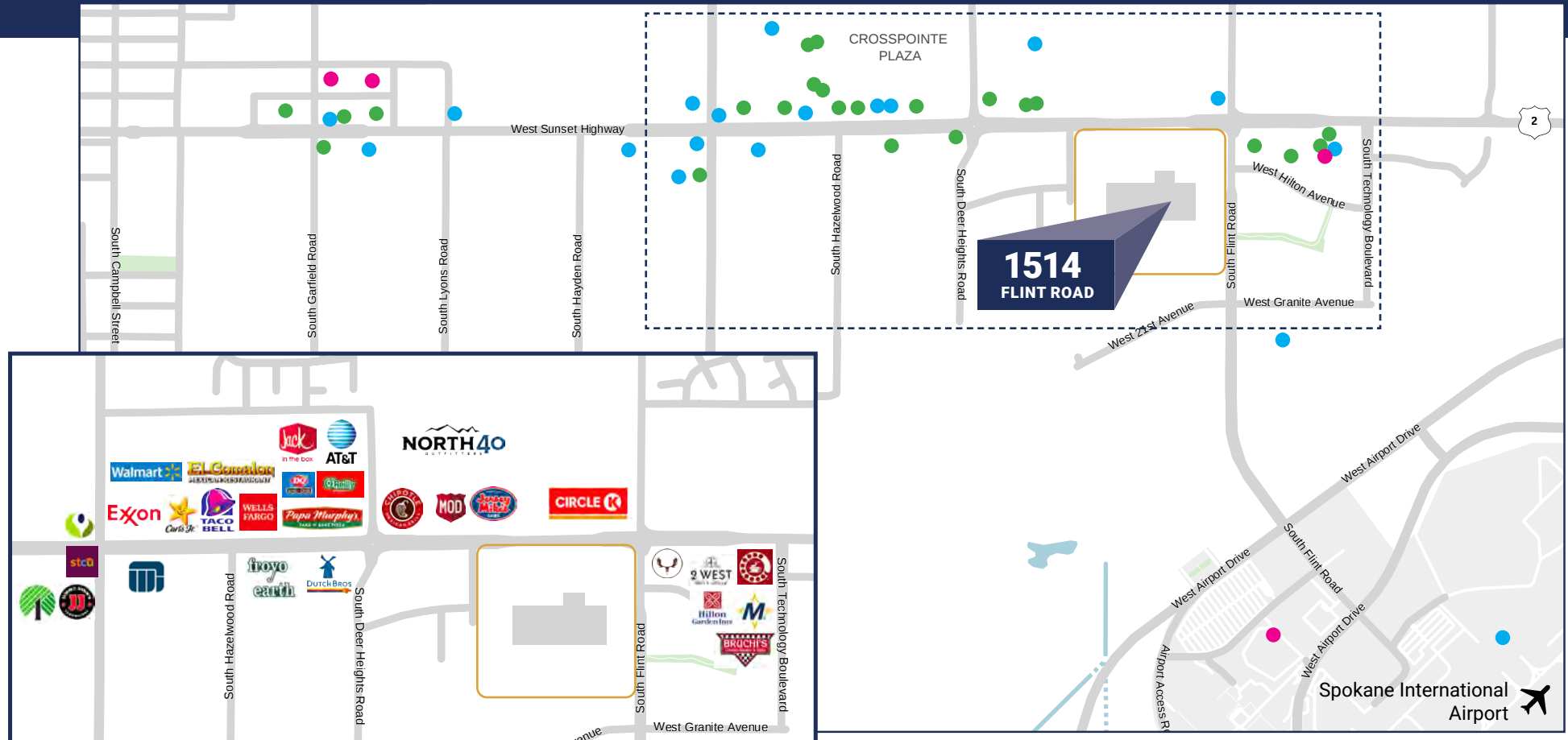


DEMOGRAPHICS



1514 S Flint Rd, Spokane	(30 minutes)	(45 minutes)	(60 minutes)
2025 Total Population	503,083	692,517	778,218
2025 Total Households	200,436	273,480	306,312
2025 Generation X Pop	89,005	124,529	141,669
2025 Generation Z Pop	118,329	160,296	177,767
2025 Millennial Pop	127,136	170,619	187,189
2025 Baby Boomer Pop	94,612	134,405	156,555
2025 Median Home Value	\$455,370	\$483,309	\$493,820
2025 Spent \$500+ on Internet Orders/6 Mo	182,221	252,978	285,354
2025 Median Household Income	\$75,130	\$76,554	\$77,376
2025 HH Income \$100000-149999	33,830	46,892	52,975
2025 HH Income \$150000-199999	16,508	24,634	28,568
2025 HH Income \$200,000-249,999	8,389	12,284	14,138
2025 HH Income \$250,000-299,999	4,216	5,902	6,684
2025 HH Income \$300,000-399,999	3,416	4,298	4,749
2025 HH Income \$400,000-499,999	2,156	3,293	3,886
2025 Industry: Transportation	9,554	12,790	14,330
2025 Industry: Manufacturing	15,265	21,237	24,262

NEARBY AMENITIES



Restaurants

- Rusty Moose
- 2West Bar & Grill
- Bruchi's
- MOD Pizza
- El Comalon Mexican Restaurant
- Jersey Mike's
- Noodle Express
- Jack in the Box
- Dairy Queen Grill & Chill
- Taco Bell

- Chipotle Mexican Grill
- Papa Murphy's | Take 'N' Bake Pizza
- Starbucks
- Carl's Jr.
- Jimmy John's
- Froyo Earth
- Dutch Bros
- Mongolian Fry
- Panda Express
- McDonald's
- KFC

Retail

- Pizza Hut
- Wake Up Call - Airway Heights
- FedEx Ship Center
- Walmart Supercenter
- Circle K
- AT&T Store
- Great Clips
- Washington Trust Bank
- Wells Fargo ATM
- First Interstate Bank

- STCU: Airway Heights Branch
- AgWest Farm Credit
- Grocery Outlet
- Airway Heights Food Mart
- Exxon
- Chevron - Kalispel
- Les Schwab Tire Center
- Numerica Credit Union - Airway Heights Branch
- O'Reilly Auto Parts
- Mister Car Wash
- North 40 Outfitters

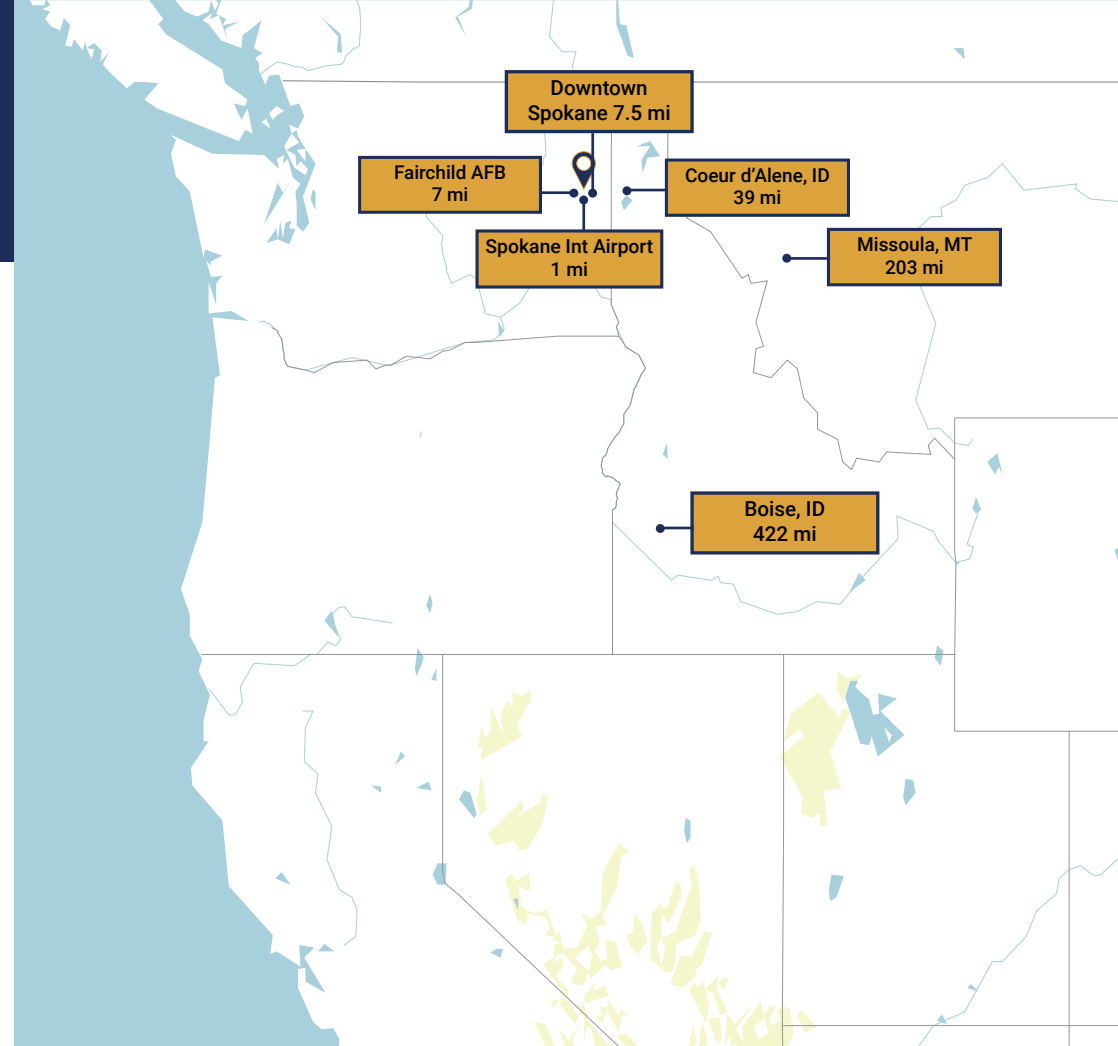
Hotels

- Days Inn & Suites by Wyndham Spokane Airport Airway Heights
- Ramada by Wyndham Spokane Airport
- Hilton Garden Inn Spokane Airport
- Stratford Suites

WHY SPOKANE?

The Spokane region is the capital of the Intermountain Northwest, serving a population of almost 2 million people from Eastern Washington, North Idaho, British Columbia, and as far away as Alaska and Montana. It is a major health care, transportation, education and recreation hub. Spokane has a diversified economy that includes advance manufacturing, aerospace, agriculture, education, finance, insurance, life sciences, health services, logistics and distribution and is also the largest labor market in Eastern Washington and Northern Idaho.

For more information on why you should be in Spokane County [CLICK HERE](#)



Exclusively marketed by:

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Senior Managing Director
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michael.sharapata@jll.com

Jared Smith
Vice President
+1 509 505 7459
j.smith@jll.com



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