



# INDUSTRIAL WAREHOUSE JUST OFF I-90

409 N DYER RD  
SPOKANE, WA 99212

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**Taylor Gibbons**  
Retail and Hotel Advisor  
509.939.1741  
[taylor.gibbons@svn.com](mailto:taylor.gibbons@svn.com)

# Property Summary



## THE NUMBERS

Sale Price:	\$1,250,000
Building Size:	18,000 SF
Lot Size:	1.2 Acres
Zoning:	Industrial
APN:	35133.1011
Year Built:	1969

## PROPERTY OVERVIEW

110,000 CPD on Interstate 90.

This site has fantastic freeway visibility potential with the right signage.

One of the biggest advantages to this site is being situated between the two industrial arterial roads in the area Sprague and Broadway.

## BUILDING HIGHLIGHTS

- 6 Roll Up Doors
- Fully Sprinkled, 13 foot Ceiling Height
- Forced Air and Heating System
- 2 Eyewash Stations
- 3 Bathrooms and 1 Shower
- 1,340 SF Interior Canopy Facing West added on in 1986
- 2,128 SF Fenced Canopy Facing South added on in 2004
- 532 SF Fenced Canopy Facing East added on in 2004
- 3,892 SF Fenced Canopy Facing East added on in 2005

# Exterior Photos



# Interior Photos



# Common Area Photos



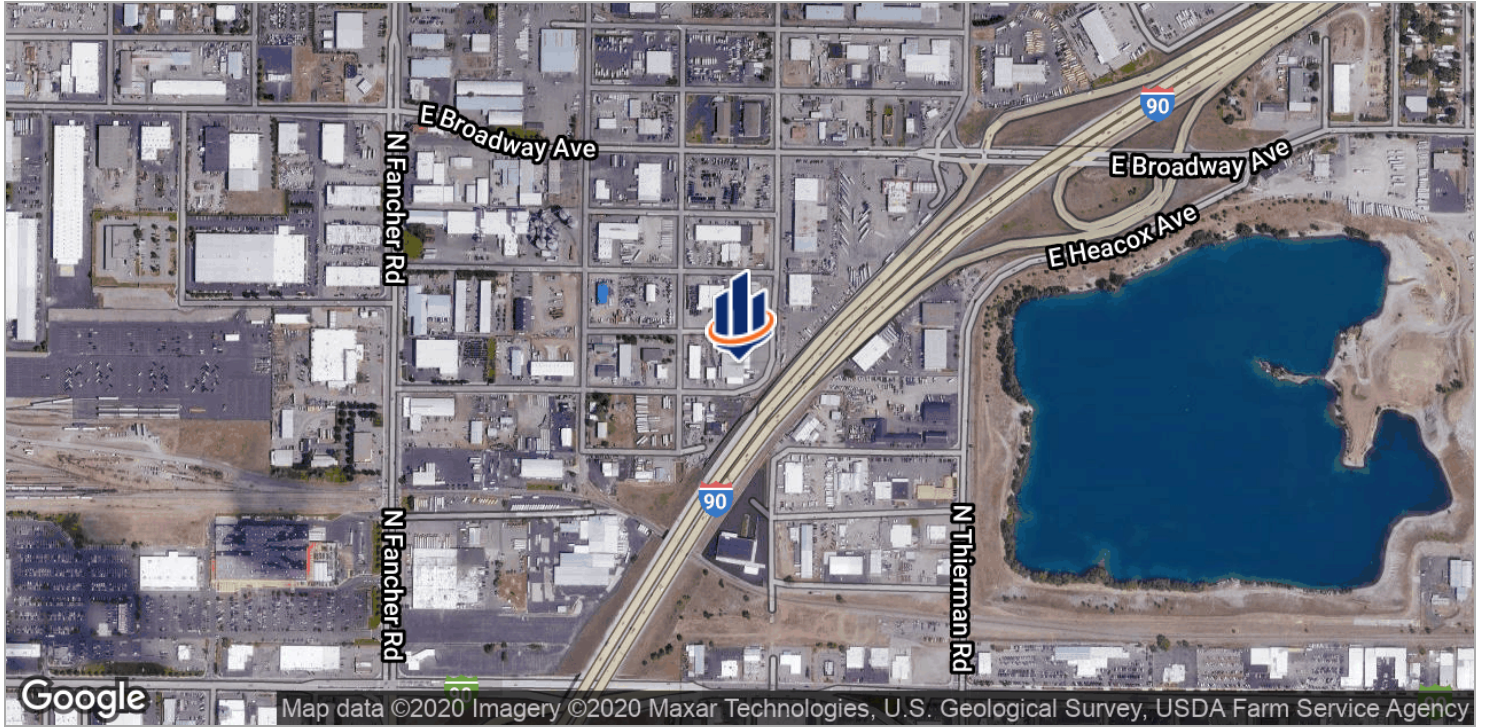
# Spokane Valley, WA

## AREA HIGHLIGHTS

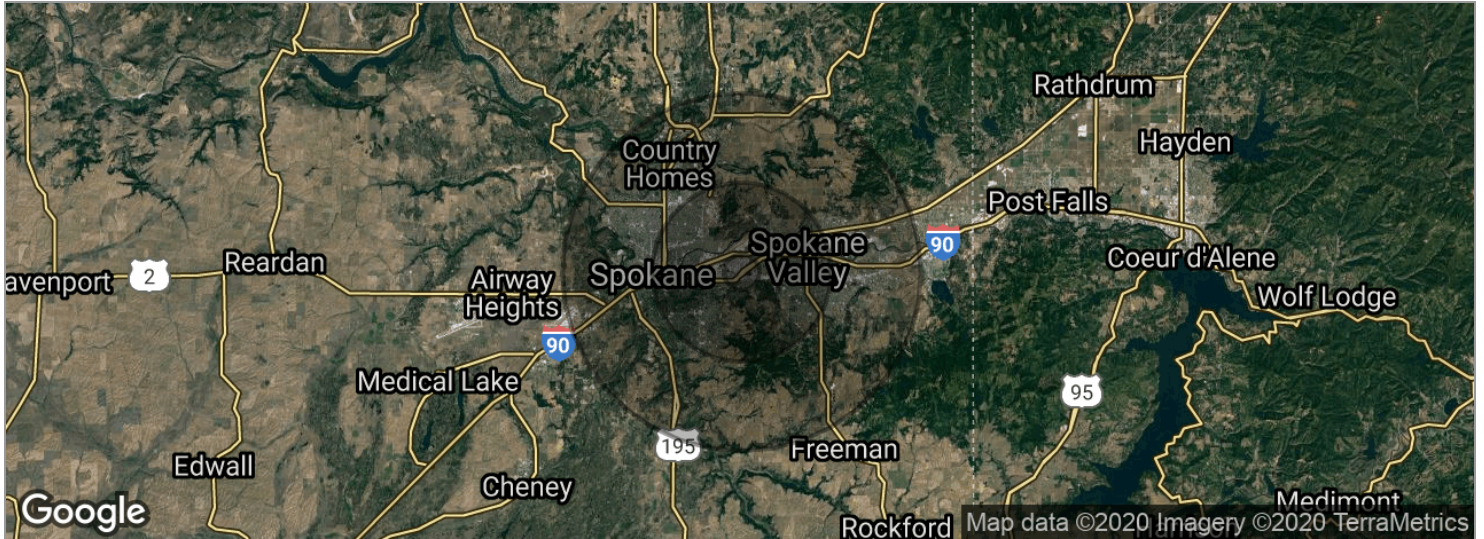
- The City of Spokane Valley is located on the east side of Washington state, 18 miles west of the Idaho state line and 110 miles south of the Canadian border. As the largest city between Seattle and Minneapolis, Spokane serves as the hub of the Inland Northwest.
- Spokane is the second largest city in the state, with over two million people in a 36-county area. The City of Spokane Valley bumps up against Spokane. Nestled between the Cascade and Rocky Mountains, Spokane is as unique as its moniker "Near Nature, Near Perfect". The community is home for four universities, a diversifying economy, significant sports and cultural events.
- For travelers, most hotels in the city are located off Interstate 90, providing quick access and free parking. The city also offers great shopping, including the Spokane Valley Mall (103 plus stores), Nordstrom Rack, Duluth Trading Company, Eddie Bauer Outlet and Old Navy. For a more unique experience, visit the vintage shops, boutiques and specialty stores along historic Sprague Avenue.
- If time allows, enjoy walking or bicycling the Centennial or Appleway Trails, Mirabeau Park or Dishman Hills. And when it's time to eat, the city host numerous restaurants and breweries that integrate locally-sourced products. You really can do it all in Spokane Valley!
- Spend the day shopping in Spokane Valley, known to be a retail giant in the metro area. Make the Spokane Valley area your destination for back-to-school and holiday shopping.
- Take time to explore our local parks, trails and open spaces, or visit nearby courses, lakes and ski resorts - just minutes from the valley.
- From local theatre to indoor trampoline parks, every age group will find fun activities in Spokane Valley.
- Visitors can taste local craft beer at nearly a dozen breweries or sample area wines and ciders at tasting rooms in the Valley.



# Location Maps



# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	3,548	140,366	444,643
Median age	38.9	37.4	36.6
Median age (Male)	39.5	36.5	35.1
Median age (Female)	39.3	38.1	37.9
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,563	58,067	187,162
# of persons per HH	2.3	2.4	2.4
Average HH income	\$48,223	\$57,620	\$56,789
Average house value	\$146,999	\$188,545	\$209,695

\* Demographic data derived from 2010 US Census



# Advisor



## TAYLOR GIBBONS

Retail and Hotel Advisor

taylor.gibbons@svn.com

Direct: 509.939.1741 | Cell: 509.939.1741

## PROFESSIONAL BACKGROUND

Taylor Gibbons specializes in Hotel and Retail Development. He is an SVN certified Land Specialist and a member of the SVN Hotels Team.

Taylor has worked with most major Hotel flags. He recently completed a Marriott deal at the Spokane International Airport and the Staybridge Suites in Coeur d' Alene, ID.

He also currently works with National Retail Tenants looking for sites in the Northwest.

He grew up in Spokane and attended Gonzaga Preparatory School and then moved to Santa Barbara where he graduated from the University of California Santa Barbara, Majoring in Political Science.

He has lived in Santa Barbara CA, Franklin TN, and Spokane, WA with his family. He loves coaching Baseball and Soccer and doing all the other activities that come with family life.

## EDUCATION

The University of California Santa Barbara  
Santa Barbara City College  
Gonzaga Preparatory School, Spokane, WA  
Institute of Integrative Nutrition in New York City

## MEMBERSHIPS

Member of SVN Hotels Group  
ICSC International Council of Shopping Centers Member  
AADP American Association of Drugless Practitioners  
NMTCB Certified Member of The Nuclear Medicine Technology Certification Board  
R.T., C.T., ARRT Certified Member of The American Registry Of Radiologic Technologists  
SNMMI Society of Nuclear Medicine and Molecular Imaging

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329 N. Kellogg  
Kennewick, WA 99336  
509.783.8811

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