

INDUSTRIAL FLEX FOR LEASE - PHASE 2

FLEX/WAREHOUSE

4524 N. BARKER RD.
SPOKANE VALLEY, WA 99216



OFFERING SUMMARY

Lease Rate	\$1.20/SFT/MO/NNN* *introductory rate
Est. NNN	\$0.25/SFT/MO
Bldg. Size	20,400 SFT + 2 AC Yard Space
Total Available SFT	40,800 SFT + 4 AC Yard Space
Buildings	2
Available	Now



PROPERTY VIDEO - CLICK HERE

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PROPERTY DETAILS

*BUILDING FULLY INSULATED & SPRINKLED

TOTAL BLDG'S	2	CLEAR HEIGHT	18' CENTER	YEAR BUILT	2026
LAND AREA	10.01 AC	ZONING	I-1	OHD	8 TOT. PER BLDG. 12' W X 14' H
PARKING	87 STALLS TOTAL	CONSTRUCTION	STEEL	POWER	400A 480V 3 PHASE CAPABLE

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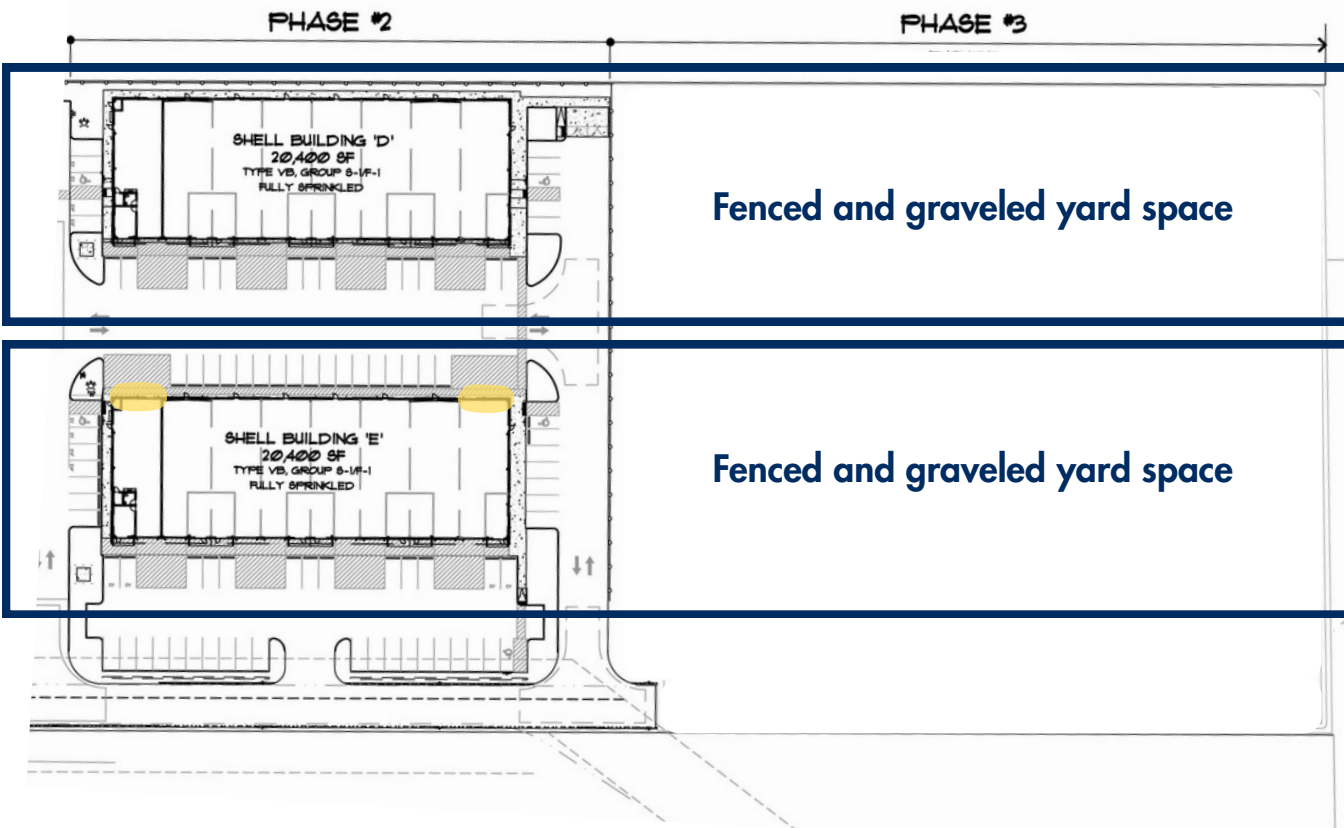
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PHASE TWO SITE PLAN



- 40,800 SFT total (across 2 Buildings)
- Each building is allotted 2 AC of fenced and graveled yard space
 - Total of 4 AC available
- 3 phase power on site, but will need to be run directly to units
- Dedicated comcast data to building
- 1 Office buildout permitted per building on end unit
- Load factor needed for mezzanine
- 8 Bays per building
 - Entire building for lease
 - Building D: 20,400 SFT
 - Building E: 20,400 SFT
- 87 Parking Stalls
 - 12 EV
 - 5 ADA
- Building 'E' has two full drive-thru doors

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- Building 'E' has two full drive-thru doors
- Property is located about 500 SFT away from a substation - tenant may draw large amounts of power if needed

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FLEX/WAREHOUSE - LEASE COMPS

**4524 N. BARKER RD.
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4524 N. BARKER RD. SPOKANE VALLEY, WA

RSFT: 40,800 SFT

Lease Rate: \$1.20/SFT/MO

Lease Type: NNN

Land Area: 6 AC

YR Built: 2025



6040 W. SELTICE WAY, POST FALLS, ID

RSFT : 25,012 SFT (proposed)

Lease Rate: \$1.50/SFT/MO

Lease Type: NNN

Land Area: 2 AC

YR Built: 2027



19407 E. GARLAND AVE. SPOKANE VALLEY, WA

RSFT: 10,000 SFT

Lease Rate: \$2.50/SFT/MO

Lease Type: NNN

Land Area: 2.91 AC

YR Built: 2026



3830 E. OLYMPIC AVE. SPOKANE, WA

RSFT : 11,897 SFT

Lease Rate: \$1.26/SFT/MO

Lease Type: NNN

Land Area: 3 AC

YR Built: 2025

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DEMOGRAPHICS

3 MILE

5 MILE

Population	25,054	88,313
Households	10,516	33,673
Median Age	41	40
Median HH Income	\$100,893	\$102,800
Daytime Employees	14,128	35,073
Population Growth '25 - '30	0.7%	0.6%
Household Growth '25 - '30	0.7%	0.6%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Trent Ave.	N. Del Rey Dr. W	20,610
E. Trent Ave.	E. Wellesley Ave. E	16,468
E. Wellesley Ave.	E. State Hwy. 290 SW	15,769



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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