

# ADAPTIVE WAREHOUSE FOR LEASE

STORAGE WAREHOUSE/FLEX - HIGH TRAFFIC LOCATION

**3606 E. WELLESLEY AVE.  
SPOKANE, WA**



## OFFERING SUMMARY

**Lease Rate** \$1.15/SFT/MO/NNN

**Est. NNN** \$0.30/SFT/MO

**Office SFT** 2,500 SFT

**Warehouse SFT** 4,500 SFT

**Bldg. SFT** 7,000 SFT

**Lease Term** Negotiable

**Available** Now



**[PROPERTY VIDEO - CLICK HERE](#)**

**STEVEN DAINES  
SETH PETERSON**

• 509.209.4920 • [SETH@DAINESCAPITAL.COM](mailto:SETH@DAINESCAPITAL.COM)

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## PROPERTY DETAILS

<b>LAND AREA</b>	0.36 AC	<b>ZONING</b>	INDUSTRIAL	<b>CONSTRUCTION</b>	METAL
<b>YEAR BUILT</b>	2007	<b>APN</b>	35031.0920	<b>LOADING DOORS</b>	3 OHD - 12' X 14'
<b>BATHROOMS</b>	2	<b>PARKING</b>	9 STALLS	<b>BLDG HEIGHT</b>	24'
<b>OFFICES</b>	6	<b>POWER</b>	400AMP 200 2 PHASE & 3 PHASE	<b>CLEAR HEIGHT</b>	18'

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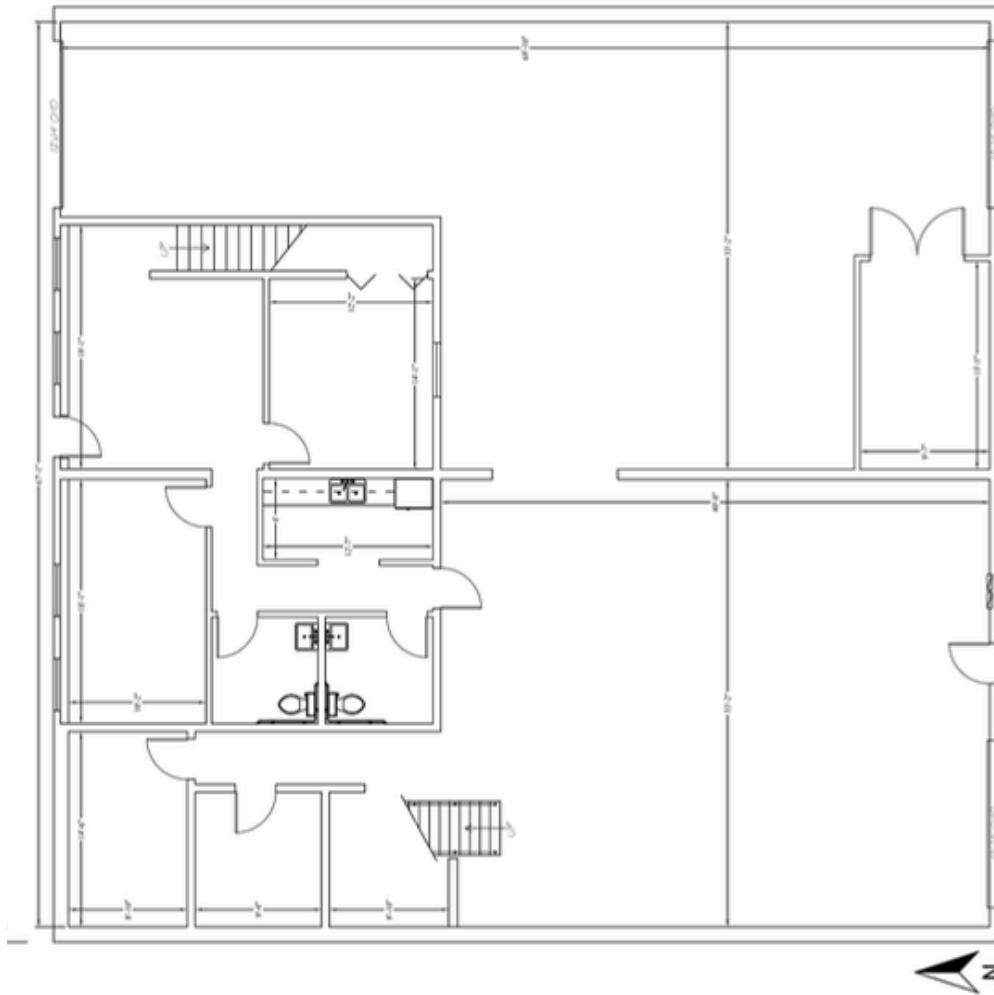
**3606 E. WELLESLEY AVE.  
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**DAINES CAPITAL**  
COMMERCIAL REAL ESTATE

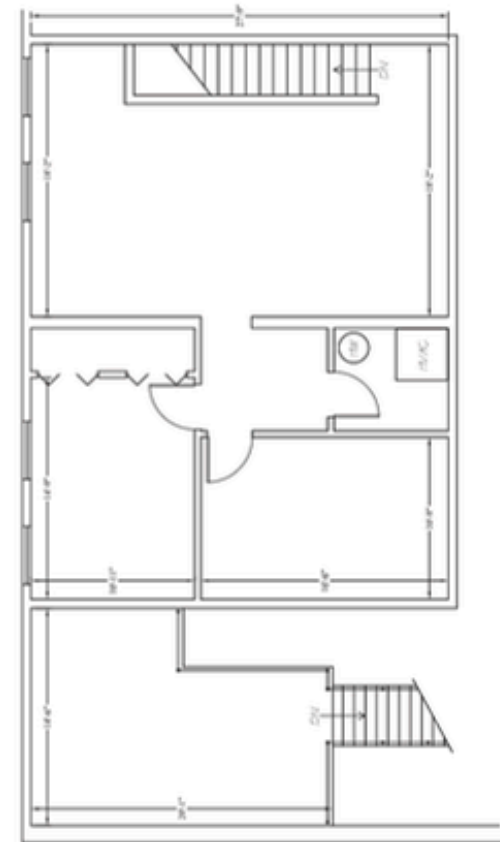
## FLOOR PLAN

**WELLESLEY AVE.**



**FREYA ST.**

**Mezzanine**



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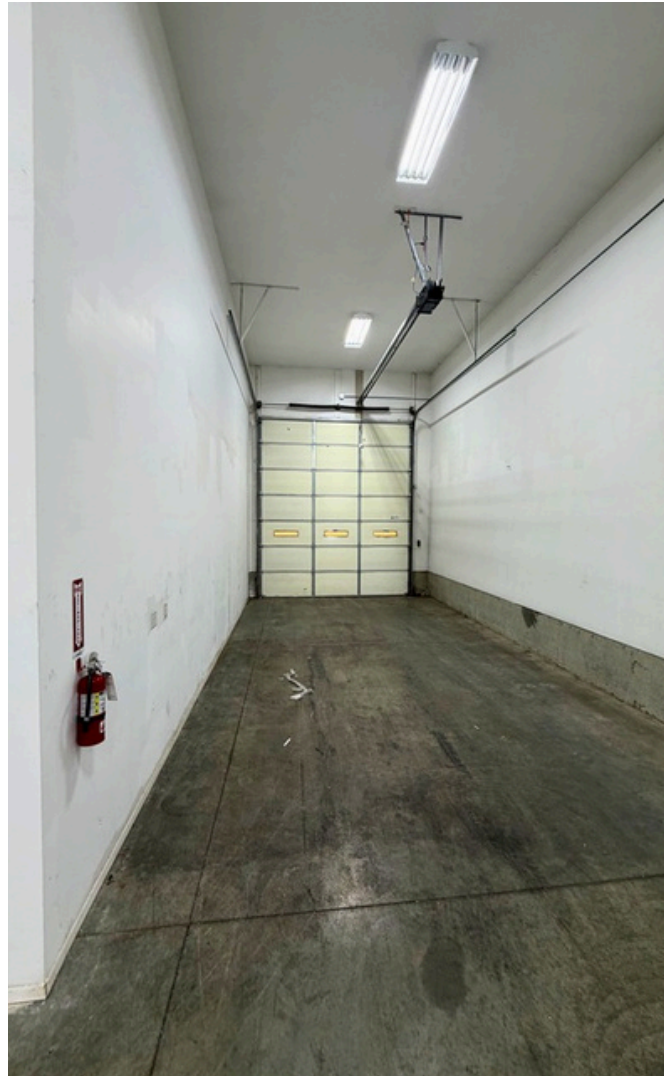
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Northtown Mall -  
2.4 miles

Wellesley Ave

ROGERS  
HIGH  
SCHOOL

Walgreens

Dominos

REGAL  
ELEMENTARY  
SCHOOL

SHAW MIDDLE  
SCHOOL

SPOKANE  
PUBLIC LIBRARY  
- HILLYARD

UNITED STATES  
POSTAL SERVICE®

HAYS PARK

Downtown Spokane -  
4.8 miles

BEMISS  
ELEMENTARY  
SCHOOL

JUBILANT  
HOLLISTERSTIER

ANDREW  
RYPHEN FIELD

SYSA  
SPOKANE YOUTH SPORTS

Dutch Bros

McDonald's

TIP'S  
Drive-In

COOPER  
ELEMENTARY  
SCHOOL

SelfStorage  
On North Foothills  
we have your space

TACO BELL

ERGON  
Asphalt & Emulsions

UNITED STATES  
POSTAL SERVICE®

Jack  
in the box

SUBWAY

Head  
Start

PANDA EXPRESS  
CHINESE KITCHEN

PAWN

WILDHORSE  
PARK

ESMERALDA  
GOLF  
COURSE

Empire Signs

Green's  
FRESH  
MARKET

WILLOWS PARK  
BOWLING CENTER

24/7  
Security

NORTH HILL  
RESERVOIR

Valley Springs

BEACON HILL  
catering & events

Spokane Valley -  
9.2 miles

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## DEMOGRAPHICS

	1 MILE	3 MILE
Population	7,891	78,281
Households	3,040	31,306
Median Age	38	36
Median HH Income	\$48,985	\$56,617
Daytime Employees	4,402	37,808
Population Growth '25 - '30	1.89%	1.39%
Household Growth '25 - '30	1.84%	1.40%

## COLLECTION STREET

## CROSS STREET

## TRAFFIC VOL

N. Market St.	N. Haven Pl. N	36,011
N. Market St.	N. Haven Pl. S	14,522
N. Haven Pl.	N. Rich Ave. NW	14,048



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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