

For Lease
Industrial



4117 E Nebraska Avenue

Spokane, Washington 99217

Property Description

7,526± SF Available

- 1,202± SF Office
- 6,324± SF Warehouse

Warehouse Built in 2007

(2) 12' x 14' OH Doors

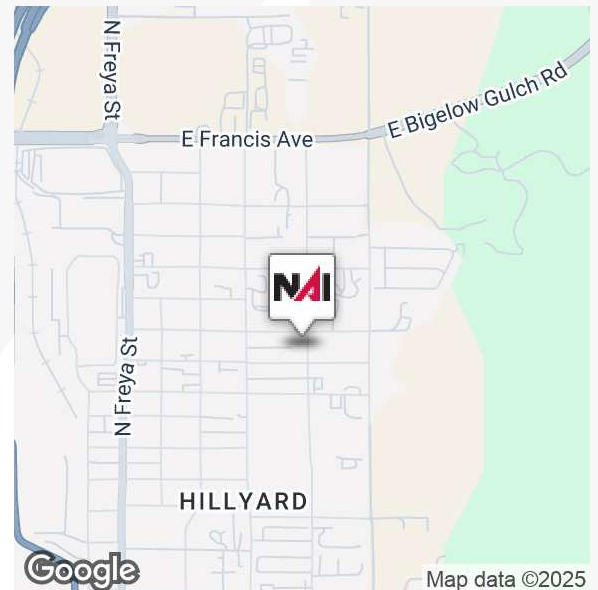
Gas Forced Air Heat

200 Amps Single Phase Power

Free Span with 16' Clear Height

Zoned: Light Industrial

Nets estimated at \$0.17 PSF



Lease Rate: \$4,000.00 per month (NNN)

For more information

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	98	542	3,501
Average Age	39	40	39
Average Age (Male)	39	40	38
Average Age (Female)	40	41	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	35	194	1,379
# of Persons per HH	2.8	2.8	2.5
Average HH Income	\$81,170	\$88,640	\$62,826
Average House Value	\$377,178	\$427,613	\$321,248

Demographics data derived from AlphaMap

