



DAINES CAPITAL
COMMERCIAL REAL ESTATE

INDUSTRIAL WAREHOUSE & OFFICE FOR LEASE

6715 E Mission Ave, Spokane, WA



STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM



OFFERING SUMMARY

Lease Rate	\$0.79 SFT/MO/NNN
Est NNN	\$2/SFT/YR + utilities
Leasable SFT	67,646 SFT
Building SFT	90,826 SFT
Lease Term	5 Years
Available	02/01/2026



PROPERTY VIDEO - CLICK HERE

This property enjoys a prime location in a thriving industrial and commercial area. The surrounding neighborhoods are a dynamic mix of business hubs, residential communities, and convenient amenities. Positioned near major transportation routes, including I-90, this area offers easy connectivity to downtown Spokane and neighboring cities. With nearby retail centers, dining options, and recreational spaces, the location combines accessibility and practicality, making it an ideal spot for businesses seeking visibility and convenience.

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PROPERTY DETAILS

LAND AREA	5.6 AC	WAREHOUSE/ COOLER SFT	39,350 SFT	POWER	2000 AMPS SINGLE PHASE
APN	35125.1005	OFFICE/ STORAGE SFT	21,796 SFT	ROLL UP DOORS	4 TOT. (OHD)
ZONING	INDUSTRIAL	WAREHOUSE SFT	6,500 SFT	CEILING HEIGHT	17'
PARKING	35 STALLS	YEAR BUILT/ RENOVATED	1977/1994	CONSTRUCTION	REINFORCED CONCRETE

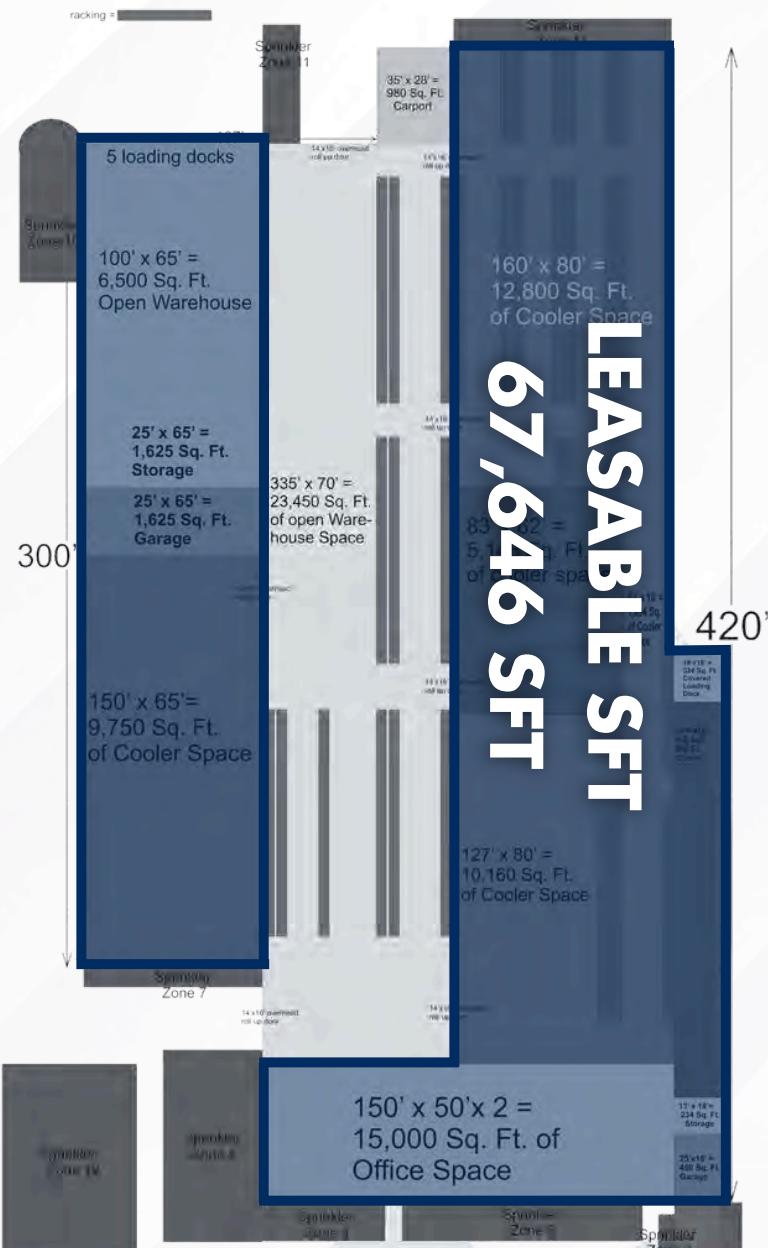
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PROPERTY DETAILS

- Main cooler (East side/not including keg rooms) : 50 degrees coldest temp
- West cooler : 50 degrees coldest temp
- Both Keg coolers : 35 degrees coldest temp
 - Insulated floors/doors need to be installed to make room colder
- Compressors are on the roof. There is one with three evaporator coils on the West CEW.
- West cooler has one compressor unit with three evaporator coolers.
- Main Keg Room has two compressor units and four evaporator coils.
- Secondary keg room has one compressor unit with two evaporator coils.
- East cooler - South of Main keg room has two compressor units with four evaporator coils.
- East cooler - North of Main keg room and hallway has four compressors with eight evaporator coils.



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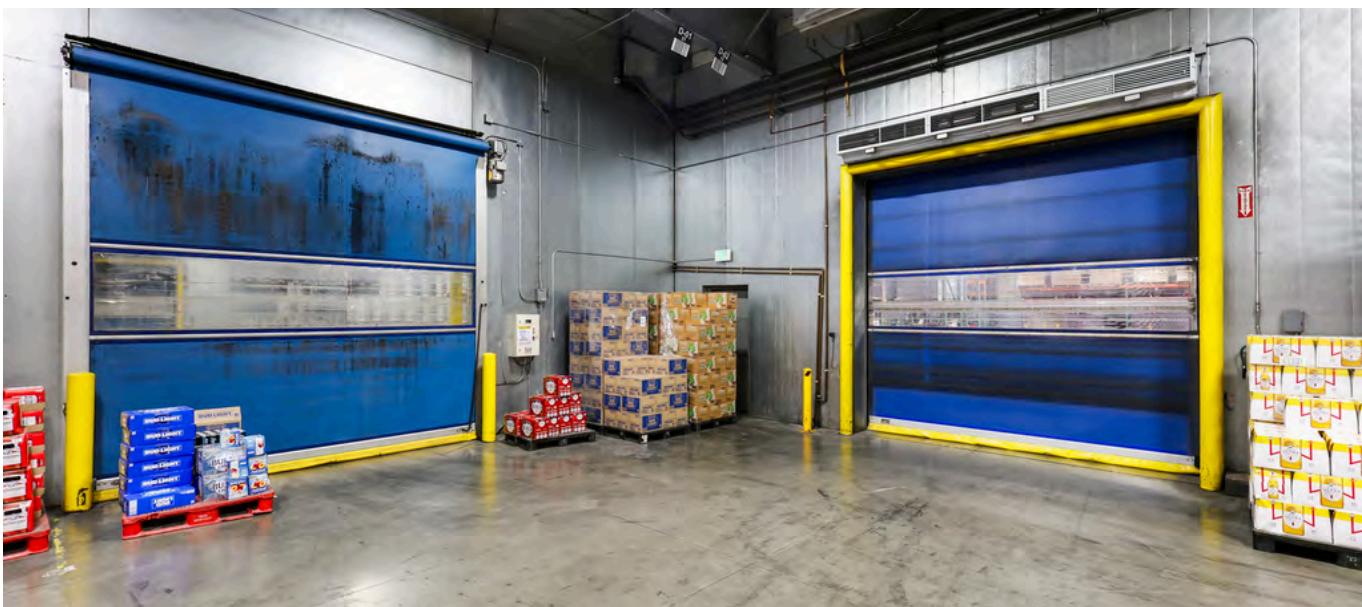
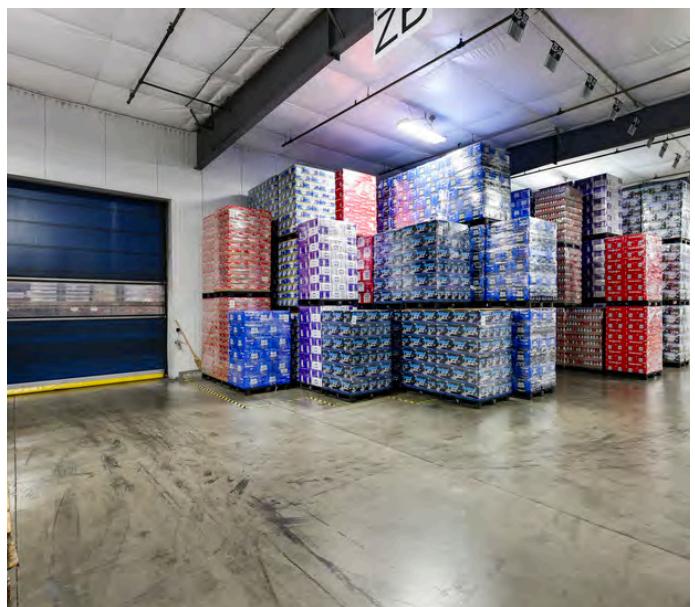


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DEMOGRAPHICS	1 MILE	3 MILE
Population	4,544	58,128
Households	1,854	23,162
Median Age	39	39
Median HH Income	\$61,391	\$64,025
Daytime Employees	6,091	35,599
Population Growth '24-'29	6.4%	6.2%
Household Growth '24-'29	6.6%	6.3%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Trent Ave.	N. Lily Rd. E	22,191
E. Trent Ave.	N. Dickey Rd. E	20,005
N. Park Rd.	E. Sinto Ave. N	7,246

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.

