



DAINES CAPITAL
COMMERCIAL REAL ESTATE

INDUSTRIAL BUILDING FOR LEASE

6405 N. Pittsburg St, Spokane, WA



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6405 N. Pittsburg St, Spokane, WA



A prime commercial property offering exceptional potential for your business/investment needs. Currently being used as a warehouse/office space. Located in a high-traffic area, this property combines convenience and visibility, making it an ideal location for a variety of uses. The building features a versatile layout with ample space, including an additional second-floor office space.

OFFERING SUMMARY

Price	\$0.93/SFT/MO/NNN
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Estimated NNN	\$3/SFT/YR
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Total SFT	5,400 SFT
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Land Area	0.42 AC
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APN	36283.1917
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Available	09/01/2025
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PROPERTY VIDEO - CLICK HERE

PROPERTY OVERVIEW

- Zoning: Light Industrial (LI)
- Year Built: 1978
- Renovated: 1989
- Parking: 22 Stalls
- 7 Offices
- 2 Bathrooms
- Conference Room
- Break Room
- Warehouse Space: 2,574 SFT
- Warehouse Dimensions: 78' depth x 33' width
- 14' Clear Height
- One 7'h x 8'w OHD
- Two 14' x 14' OHD
- 208/120/3phase/200amps



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This property features six private offices and a second-floor loft with additional private workspaces. The layout includes a reception and waiting area, a well-appointed conference room, and two restrooms.



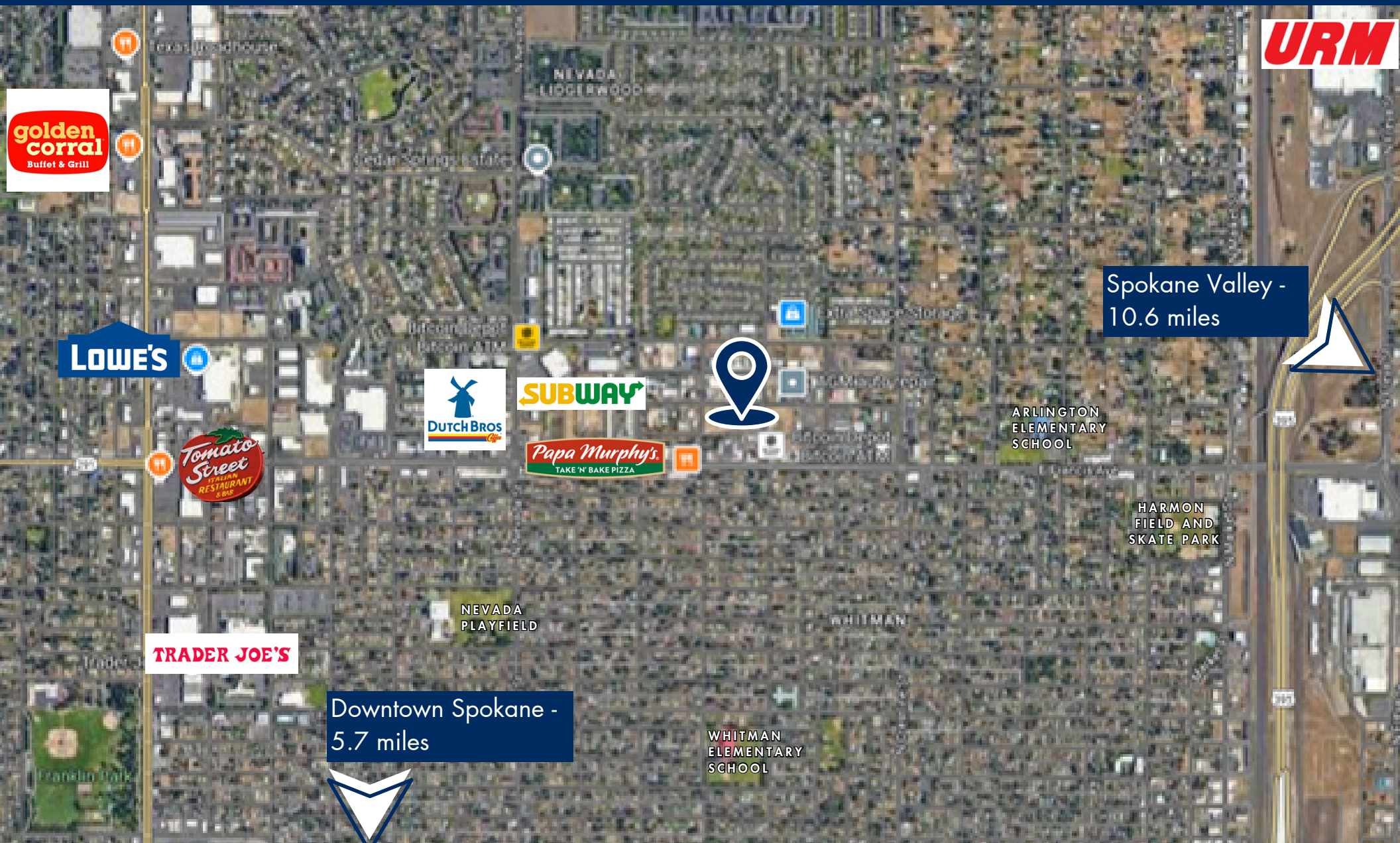




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DEMOGRAPHICS	1 MILE	3 MILE	COLLECTION STREET	CROSS STREET	TRAFFIC VOL
Population	19,957	99,286	N. Nevada St.	E. Sitka Ave. N	25,766
Households	8,562	39,834	N. Nevada St.	E. Francis Ave. S	23,556
Median Age	38	36	E. Francis Ave.	N. Napa St. W	21,307
Median HH Income	\$46,314	\$53,982			
Daytime Employees	3,018	38,772			
Population Growth '24-'29	5.7%	5.3%	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. Sellers/Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.		
Household Growth '24-'29	5.8%	5.5%			