

BARKER LOGISTICS CENTER

3610 N. BARKER ROAD

AVAILABLE NOW

SHELL RATE \$0.69 PSF

32,948 SF • 36' CLEAR

150' TRUCK COURTS

DEMISABLE TO 22,000 SF

**LEED
CERTIFIED**

**40-ACRE
BUILD-TO SUIT SITE**

BARKER ROAD & GARLAND AVENUE



**32,948 TO 350,000+
SQUARE FEET AVAILABLE**



DEAN STUART

VICE PRESIDENT
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CHASE BRECKNER

GENERAL MANAGER
cbreckner@crownwest.com

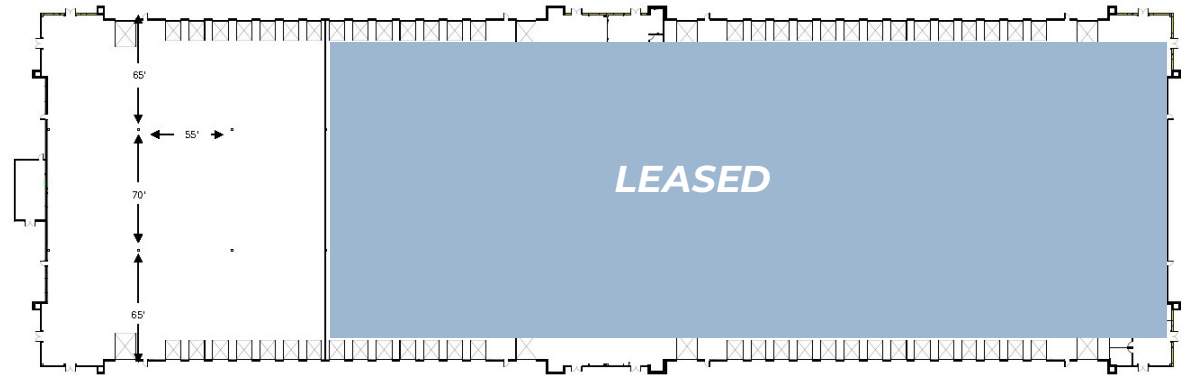
3808 N Sullivan Road • Building #N-15, Suite 202 • Spokane Valley, WA 99216 • 509.924.1720 • crownwest.com

PROPERTY FEATURES

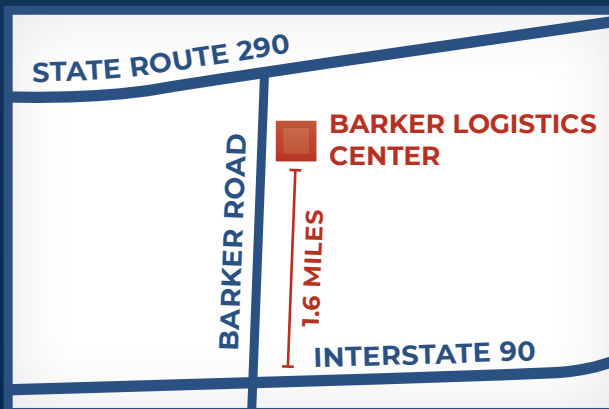
BUILDING SITE:	Grade Level
SQUARE FOOTAGE:	32,948 SF Demisable to 22,000 SF
OFFICE AREA:	Build to Suit
CLEAR HEIGHT:	36'
POST CONFIG:	55' X 65'+
INSULATION:	R-30 Roof Deck R-16 Wall
OVERHEAD DOORS:	2 - Grade Level 14 - Dock High
LIGHTING:	LED
ELECTRICAL:	Up to 2,000 Amps/ 480 Volt/3 Phase
FIRE SPRINKLER:	ESFR
TYPE OF LEASE:	NNN

SHELL RATE \$0.69 PSF/MO NNN

BUILDING LAYOUT - PHASE 1



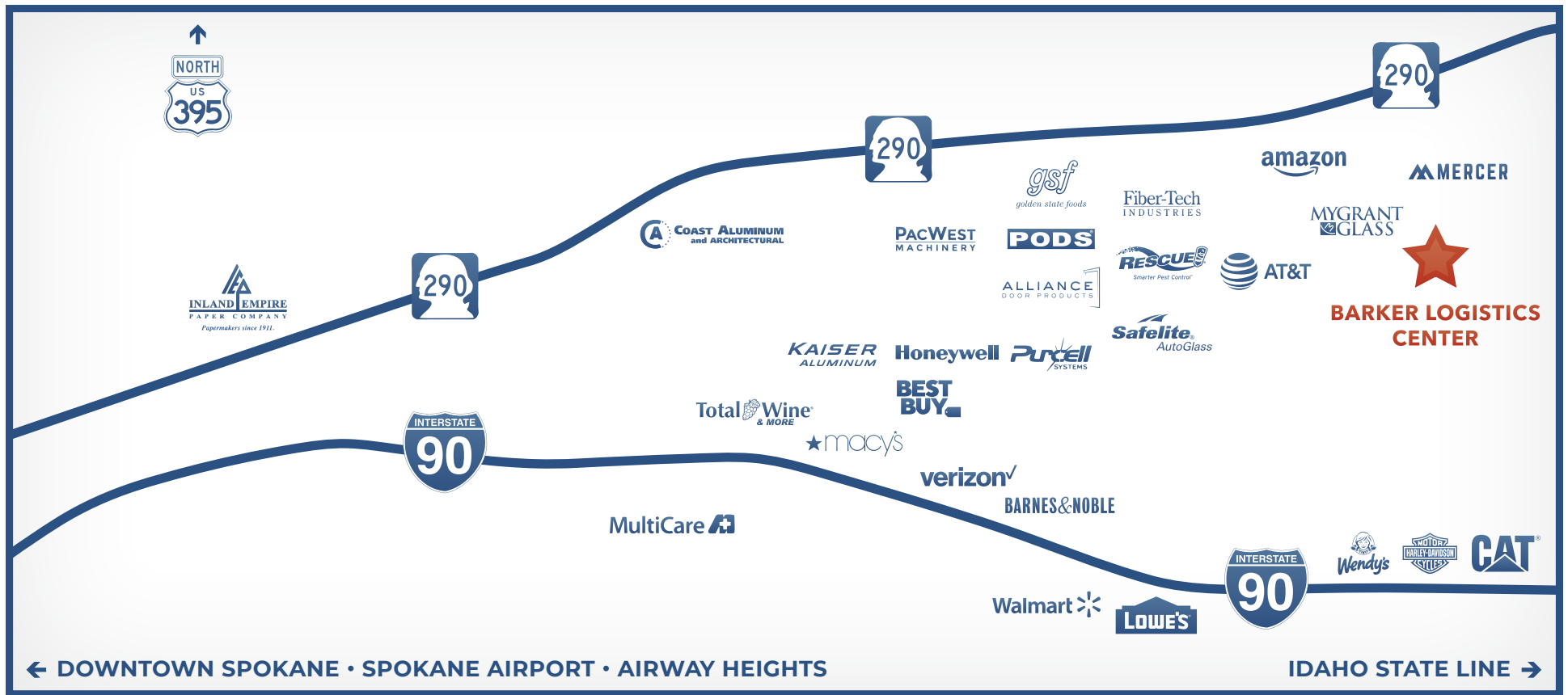
KEY FEATURES



20 Minute Drive
to Spokane
International Airport



Easy 1-90 and
SR 290 Access



SPOKANE, THE CONNECTION CITY

Barker Logistics Center is located in the heart of the greater Spokane/Coeur d'Alene industrial corridor. Adjacent to the 5,000,000 square foot Spokane Business and Industrial Park and Amazon's new 1.3 million square foot fulfillment center, this location is ground zero for some of the nation's largest distribution and manufacturing companies. Nearby Interstate 90 offers quick and easy freeway access to all points from Seattle to Missoula. Crown West Realty, developers of Barker Logistics Center, control over 5,000,000 square feet of industrial product in the Spokane market. This depth of product and market share allows Crown West to provide the most competitive lease rates in the market. In addition, our in-house team of management, maintenance and construction personnel make every project seamless from beginning to end.



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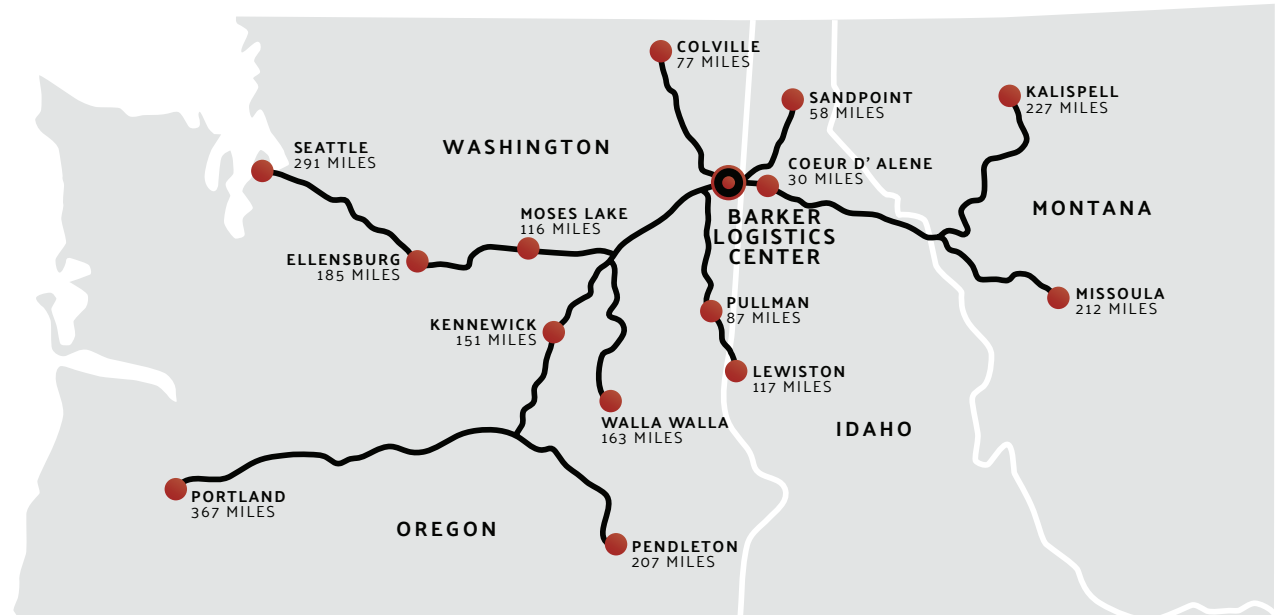
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BARKER LOGISTICS CENTER

BARKER ROAD & GARLAND AVENUE

The largest city between Seattle and Minneapolis, Spokane is a natural site for distribution and logistics companies. Interstate 90, a major trans-continental highway, runs through the center of Spokane County, bisecting the cities of Liberty Lake, Spokane Valley, and Spokane. It is the northernmost, east-west, coast-to-coast highway in the country providing access from Seattle to New York. I-90 is the longest Interstate Highway in the United States at over 3,000 miles. Seattle is 279 miles west of Spokane, an approximate four-hour drive. North-south routes include US Highways 195, 395, 2 and I-95 and connect Spokane and North Idaho to the Canadian border 110 miles to the north, and as far as Mexico to the south.



20 Minute Drive
to Spokane
International Airport



Easy I-90 and
SR 290 Access