

INDUSTRIAL FLEX FOR LEASE - PHASE 1

FLEX/WAREHOUSE

4524 N. BARKER RD.
SPOKANE VALLEY, WA 99216



OFFERING SUMMARY

Lease Rate \$1.35/SFT/MO/NNN

Est. NNN \$0.35/SFT/MO

Unit Size 3,900 - 11,700 SFT

Total Available SFT 11,700 - 35,100 SFT

Spaces* Up to 9 Units

Available 12/01/2025

*Units can be demisable by 3,900 SFT. One building can have 3 units for up to 9 total units.



PROPERTY VIDEO - CLICK HERE

WALKTHROUGH TOUR- CLICK HERE

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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PROPERTY DETAILS

*BUILDING FULL INSULATED & SPRINKLED

TOTAL BLDG'S	3	CLEAR HEIGHT	18' CENTER	YEAR BUILT	2025
LAND AREA	10.01 AC	ZONING	I-1	OHD	6 TOT. 12' W X 14' H
PARKING	48 STALLS TOTAL	CONSTRUCTION	STEEL	POWER	400A 480V 3 PHASE CAPABLE

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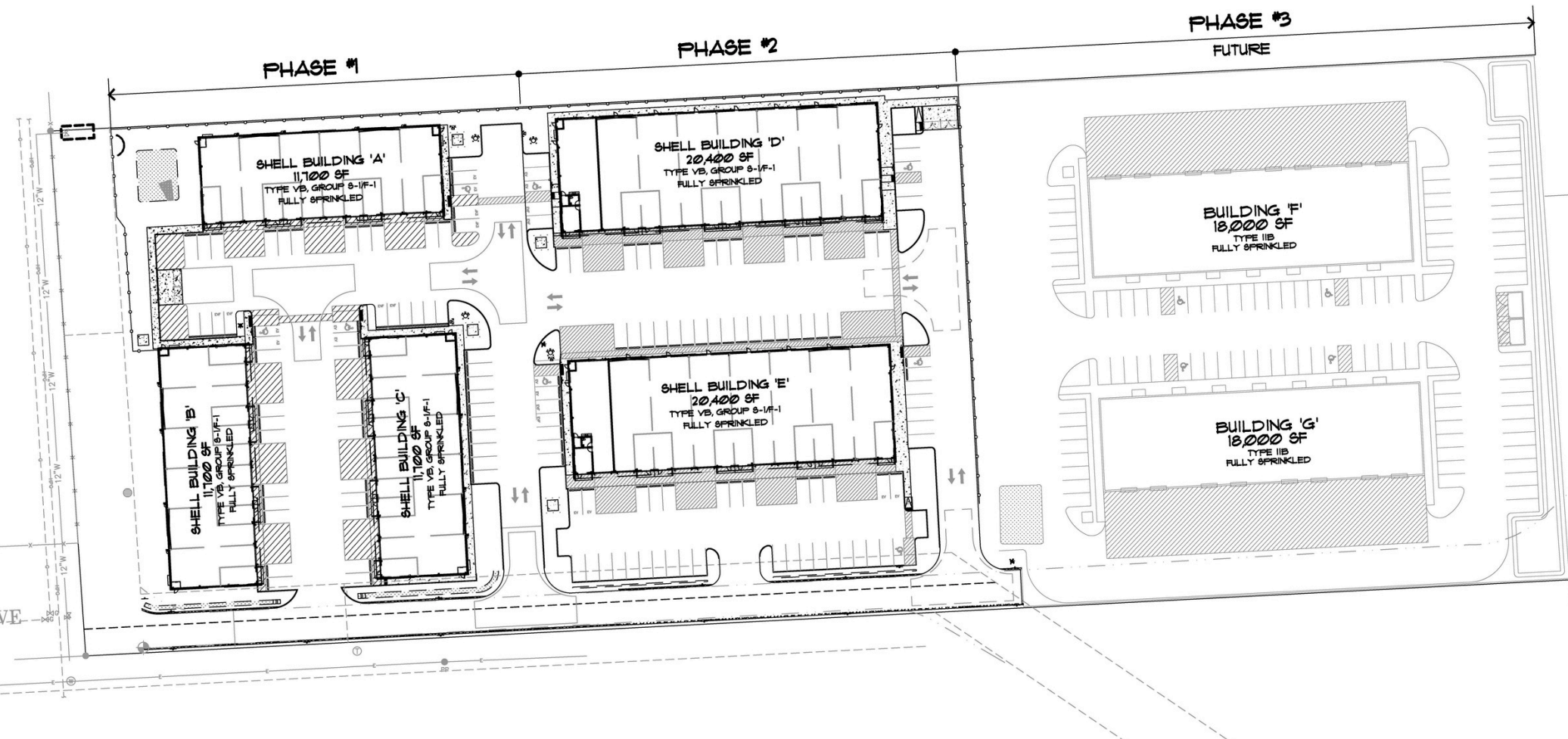
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SITE PLAN



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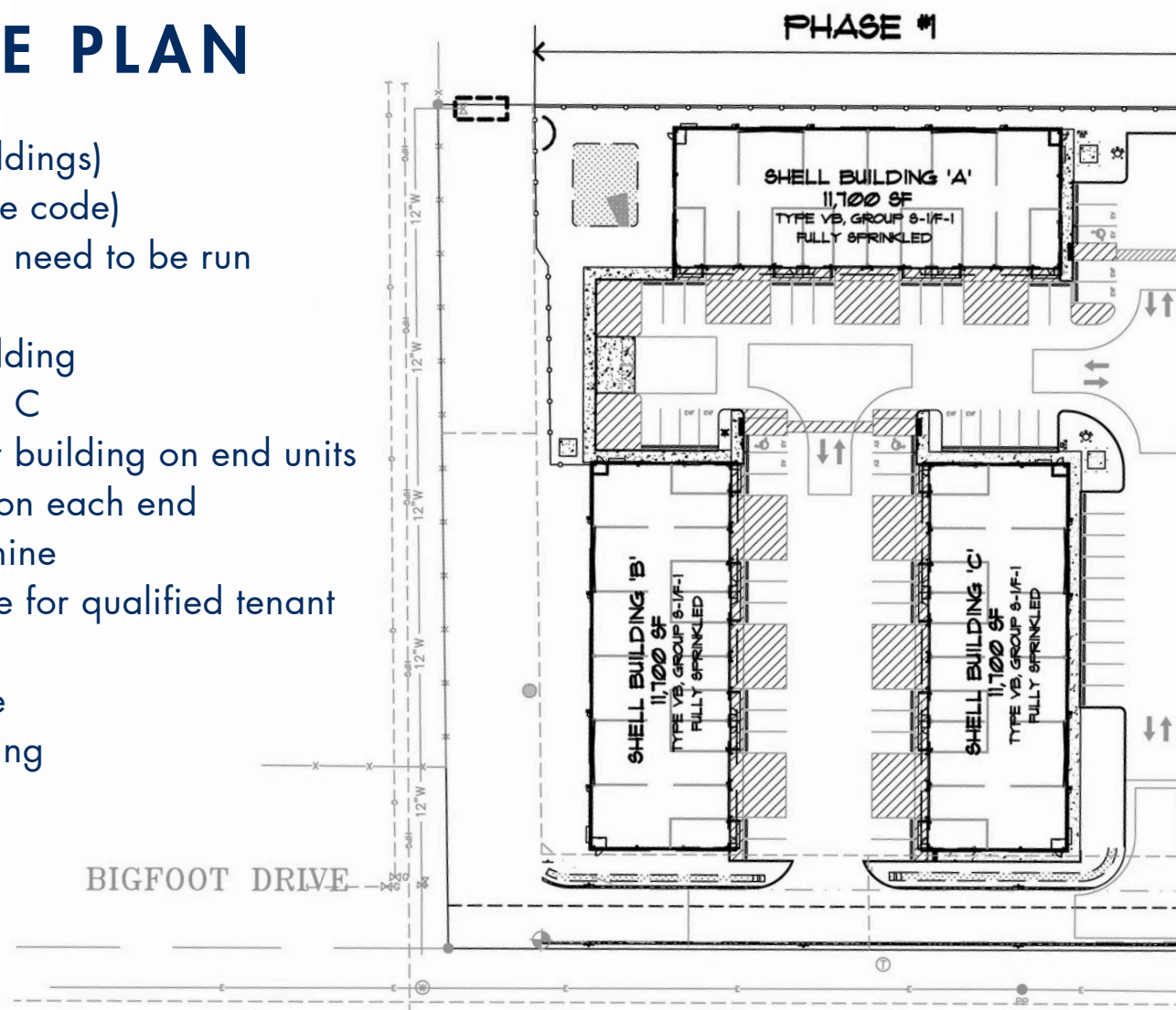
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PHASE ONE SITE PLAN

- 35,100 SFT total (across 3 Buildings)
- 12' max storage height (per fire code)
- 3 phase power on site, but will need to be run directly to units
- Dedicated comcast data to building
- Oil water separates in Building C
- 1 Office buildout permitted per building on end units
 - Building A has two offices on each end
- Load factor needed for mezzanine
- 3-4 AC of yard space available for qualified tenant
- 6 Bays per building
 - Two bay minimum for lease
 - 3 Units available per building
 - 3,900 SFT - 11,700 SFT

*One unit per building is designated to accommodate a 73 SFT fire/utilities room as required by code.



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FLEX/WAREHOUSE - LEASE COMPS

**4524 N. BARKER RD.
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4524 N. BARKER RD. SPOKANE VALLEY, WA

RSFT: 35,100 SFT

Lease Rate: \$1.35/SFT/MO

Lease Type: NNN

Land Area: 6 AC

YR Built: 2025



6040 W. SELTICE WAY, POST FALLS, ID

RSFT : 25,012 SFT (proposed)

Lease Rate: \$1.50/SFT/MO

Lease Type: NNN

Land Area: 2 AC

YR Built: 2027



10903 E. TRENT AVE. SPOKANE VALLEY, WA

RSFT: 12,792 SFT

Lease Rate: \$1.25/SFT/MO

Lease Type: NNN

Land Area: 0.94 AC

YR Built: 2024



3830 E. OLYMPIC AVE. SPOKANE, WA

RSFT : 11,897 SFT

Lease Rate: \$1.26/SFT/MO

Lease Type: NNN

Land Area: 3 AC

YR Built: 2025

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DEMOGRAPHICS

3 MILE

5 MILE

Population	26,229	84,590
Households	10,516	33,673
Median Age	40	39
Median HH Income	\$70,930	\$69,582
Daytime Employees	14,138	33,820
Population Growth '24-'29	1.6%	1.5%
Household Growth '24-'29	1.7%	1.5%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

E. Trent Ave.	N. Del Rey Dr. W	20,610
E. Trent Ave.	E. Wellesley Ave. E	16,468
E. Wellesley Ave.	E. State Hwy. 290 SW	15,769



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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