

ADAPTIVE WAREHOUSE FOR LEASE

STORAGE WAREHOUSE/FLEX - HIGH TRAFFIC LOCATION

**3606 E. WELLESLEY AVE.
SPOKANE, WA**



OFFERING SUMMARY

Lease Rate	\$1.10/SFT/MO/NNN
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Est. NNN	\$0.30/SFT/MO
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Office SFT	2,500 SFT
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Warehouse SFT	4,500 SFT
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Bldg. SFT	7,000 SFT
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Lease Term	Negotiable
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Available	Now
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PROPERTY VIDEO - CLICK HERE



***MOVE IN SPECIAL:**

FREE RENT for remainder of 2026

**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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PROPERTY DETAILS

LAND AREA	0.36 AC	ZONING	INDUSTRIAL	CONSTRUCTION	METAL
YEAR BUILT	2007	APN	35031.0920	LOADING DOORS	3 OHD - 12' X 14'
BATHROOMS	2	PARKING	9 STALLS	BLDG HEIGHT	24'
OFFICES	6	POWER	400AMP 200V 2 PHASE & 3 PHASE	CLEAR HEIGHT	18'

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NORTH SPOKANE CORRIDOR (NCS)

WELLESLEY AVE.

FREYA ST.



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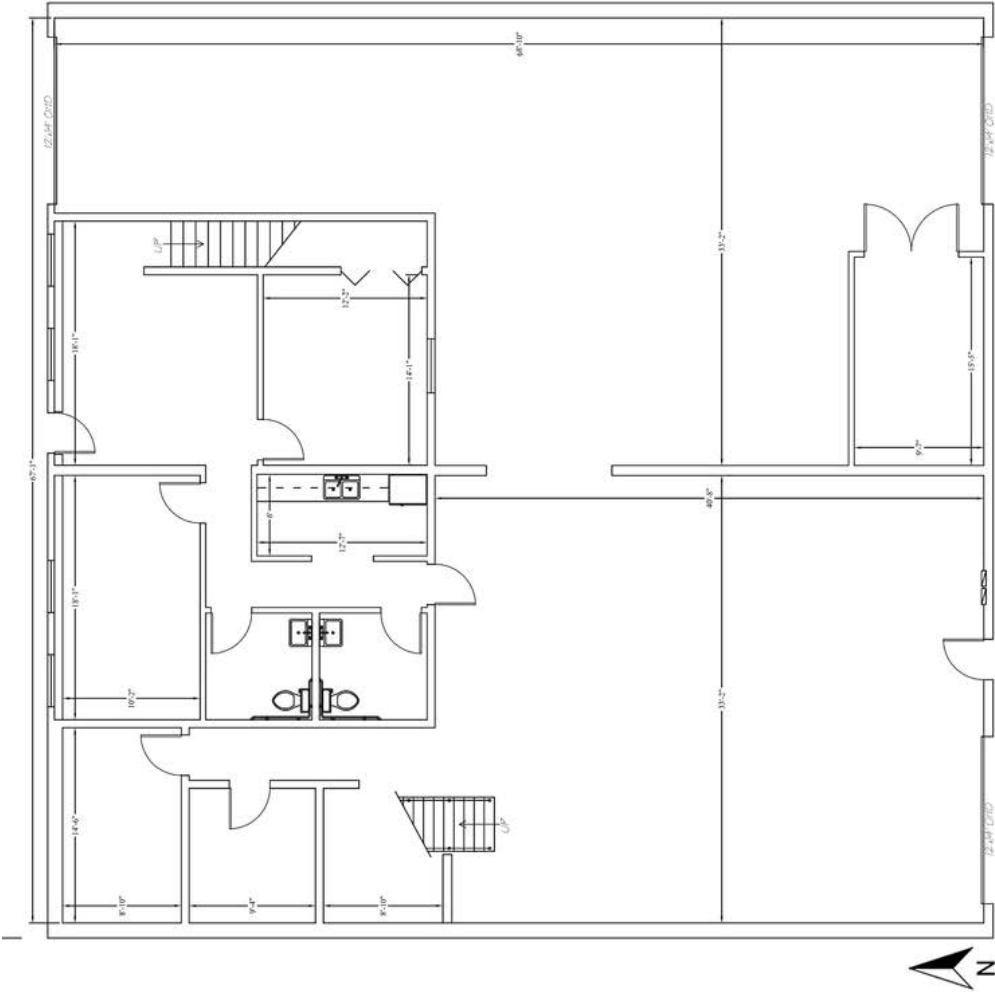
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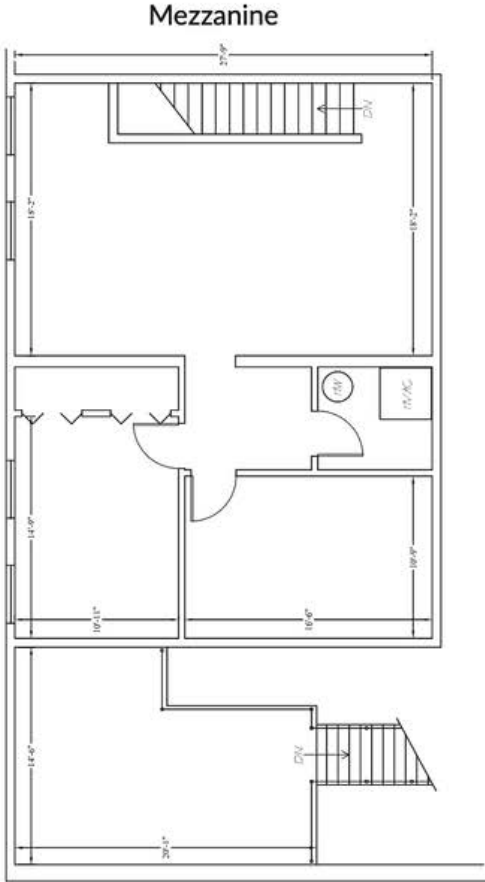


FLOOR PLAN

WELLESLEY AVE.



FREYA ST.



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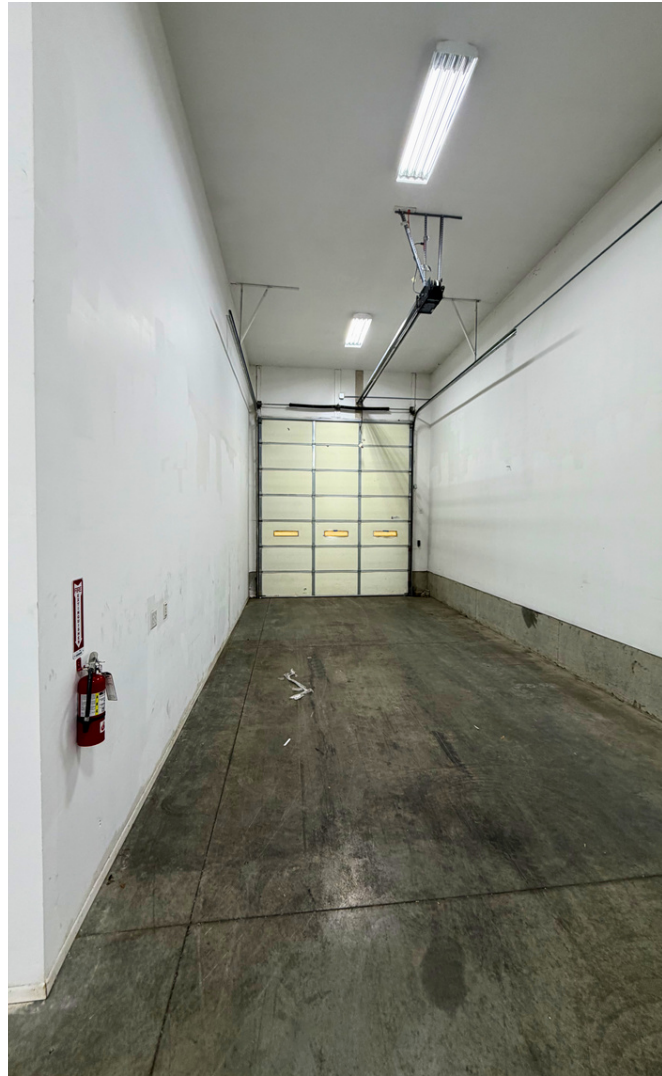
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DC
DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

	1 MILE	3 MILE
Population	7,891	78,281
Households	3,040	31,306
Median Age	38	36
Median HH Income	\$48,985	\$56,617
Daytime Employees	4,402	37,808
Population Growth '25 - '30	1.89%	1.39%
Household Growth '25 - '30	1.84%	1.40%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

N. Haven Pl. S	N. Haven Pl. N	24,012
E. Wellesley Ave.	N. Market St. E	8,407
E. Wellesley Ave.	N. Spokane Corridor W	8,091



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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