

INDUSTRIAL FLEX FOR LEASE - PHASE 1

FLEX/WAREHOUSE

4524 N. BARKER RD.
SPOKANE VALLEY, WA 99216



OFFERING SUMMARY

Lease Rate	\$1.00/SFT/MO/NNN* *introductory rate
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Est. NNN	\$0.25/SFT/MO
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Unit Size	1,950 - 11,700 SFT
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Total Available SFT	35,100 SFT
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Spaces*	Up to 18 Units
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Available	Now
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*Units can be demisable by 1,950 SFT. One building can have 6 units for up to 18 total units.



PROPERTY VIDEO - CLICK HERE

WALKTHROUGH TOUR- CLICK HERE



STEVEN DAINES
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PROPERTY DETAILS

*BUILDING FULLY 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	58 STALLS TOTAL	CONSTRUCTION	STEEL	POWER	400A 480V 3 PHASE CAPABLE

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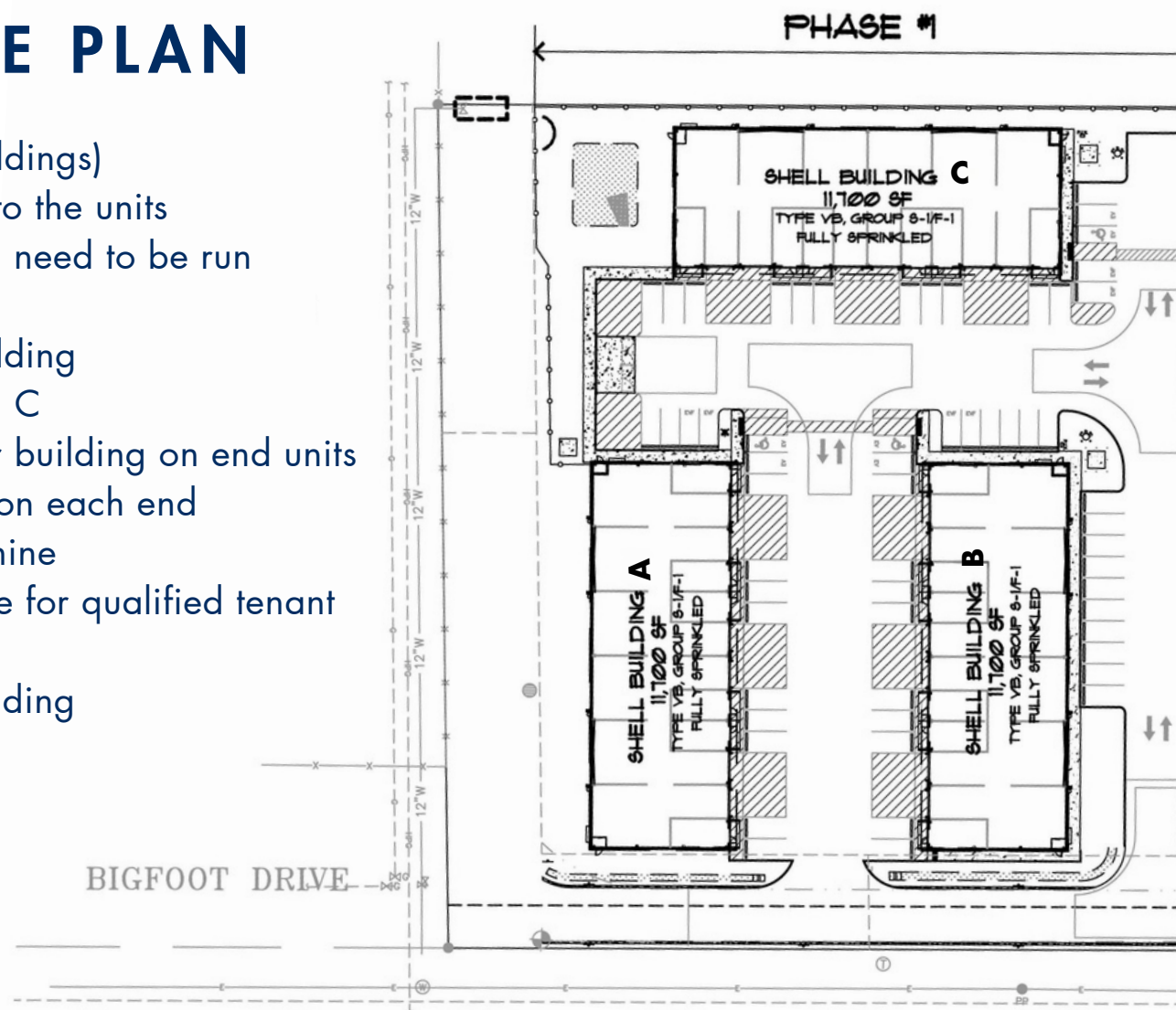
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PHASE ONE SITE PLAN

- 35,100 SFT total (across 3 Buildings)
- Demising walls can be added to the units
- 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
 - 1-6 Units available per building
 - 1,950 SFT - 11,700 SFT
- 58 Parking Stalls
 - 12 EV
 - 3 ADA



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- Property is located about 500 SFT away from a substation - tenant may draw large amounts of power if needed

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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: \$1.00/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



19407 E. GARLAND AVE. SPOKANE VALLEY, WA

RSFT: 10,000 SFT

Lease Rate: \$2.50/SFT/MO

Lease Type: NNN

Land Area: 2.91 AC

YR Built: 2026



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	25,054	88,313
Households	10,516	33,673
Median Age	41	40
Median HH Income	\$100,893	\$102,80
Daytime Employees	14,128	035,073
Population Growth '25 - '30	0.7%	0.6%
Household Growth '25 - '30	0.7%	0.6%

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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