

# ADAPTIVE WAREHOUSE FOR LEASE

STORAGE WAREHOUSE/FLEX - HIGH TRAFFIC LOCATION

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



## OFFERING SUMMARY

**Lease Rate** \$1.15/SFT/MO/NNN

**Est. NNN** \$0.30/SFT/MO

**Office SFT** 2,500 SFT

**Warehouse SFT** 4,500 SFT

**Bldg. SFT** 7,000 SFT

**Lease Term** Negotiable

**Available** Now



**PROPERTY VIDEO - [CLICK HERE](#)**

**STEVEN DAINES  
SETH PETERSON**

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## PROPERTY DETAILS

<b>LAND AREA</b>	0.36 AC	<b>ZONING</b>	INDUSTRIAL	<b>CONSTRUCTION</b>	METAL
<b>APN</b>	35031.0920	<b>PARKING</b>	9 STALLS	<b>LOADING DOORS</b>	3 OHD - 12' X 14'
<b>BATHROOMS</b>	2	<b>YEAR BUILT</b>	2007	<b>BLDG HEIGHT</b>	24'
<b>OFFICES</b>	6	<b>STORIES</b>	2	<b>CLEAR HEIGHT</b>	18'

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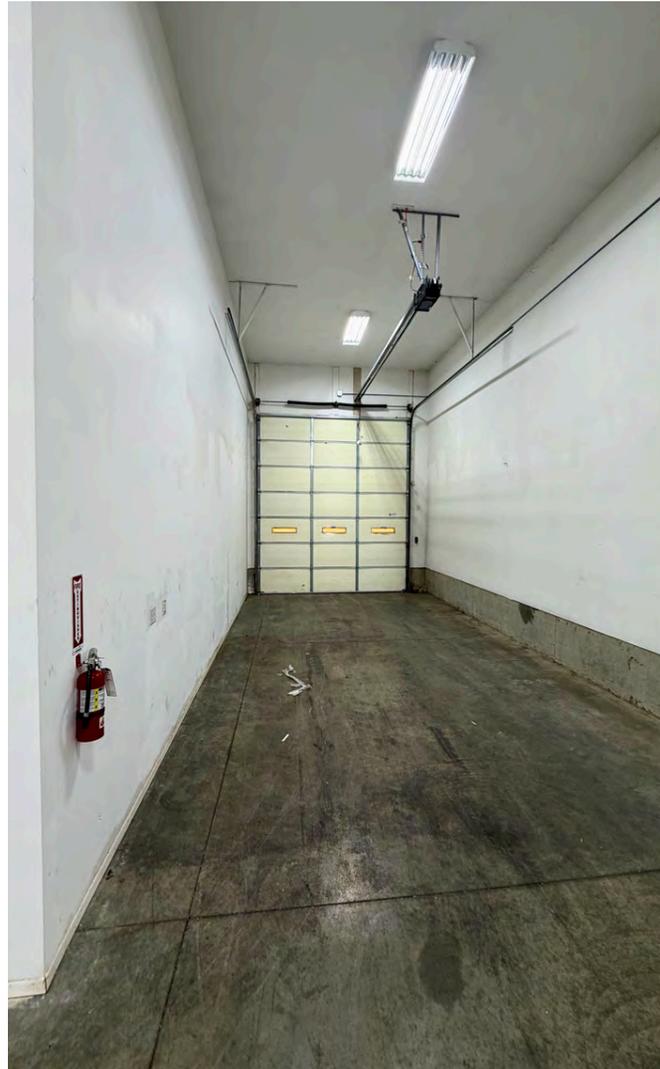
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Northtown Mall -  
2.4 miles

E Wellesley Ave

E Wellesley Ave

E Garland Ave

Downtown Spokane -  
4.8 miles

Spokane Valley -  
9.2 miles

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## 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. Market St.	N. Haven Pl. N	36,011
N. Market St.	N. Haven Pl. S	14,522
N. Haven Pl.	N. Rich Ave. NW	14,048



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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