

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 (negotiable when more SFT is leased) |
| 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
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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 | 48 STALLS TOTAL | CONSTRUCTION | STEEL | POWER | 400A 480V 3 PHASE CAPABLE |

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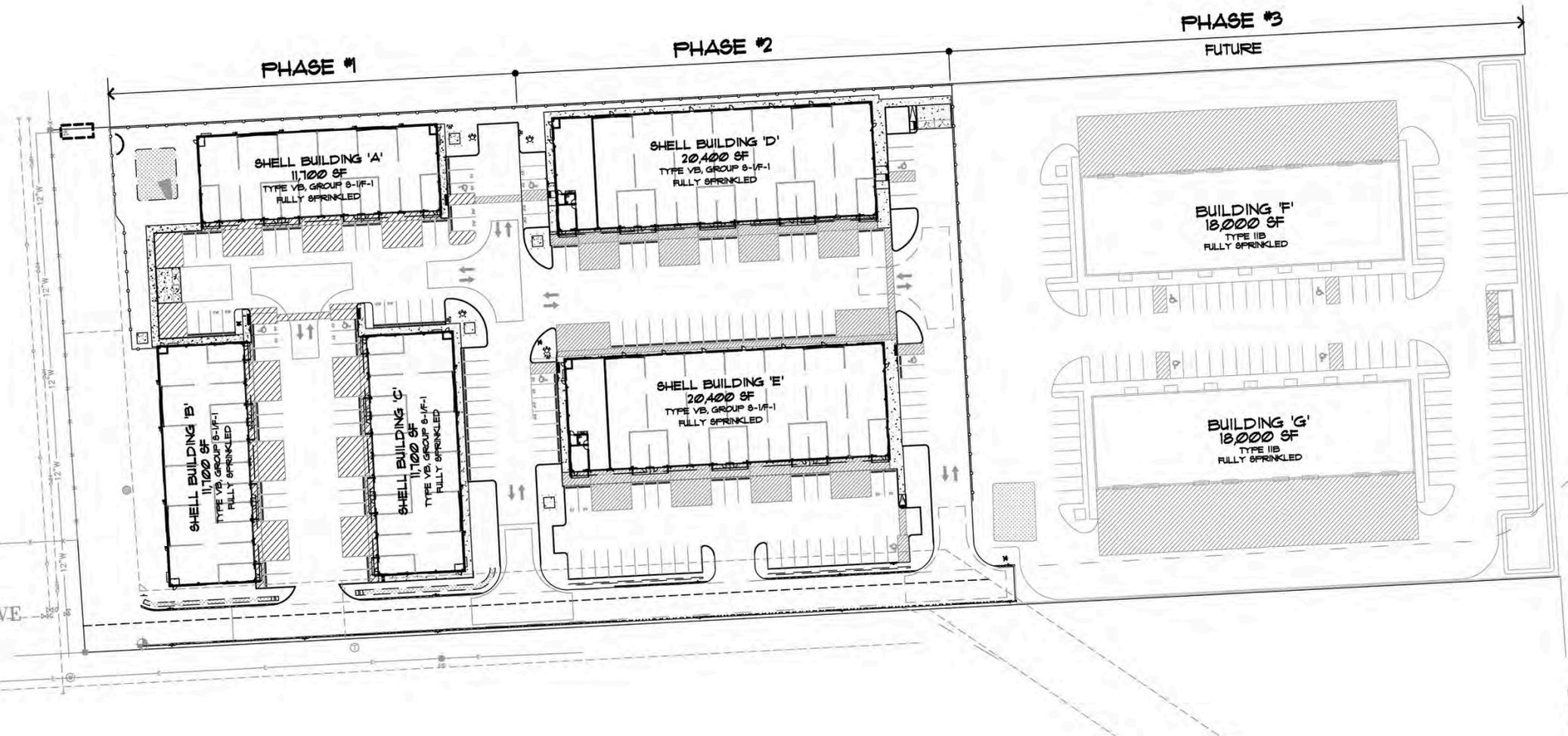
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DAINES CAPITAL
COMMERCIAL REAL ESTATE

SITE PLAN



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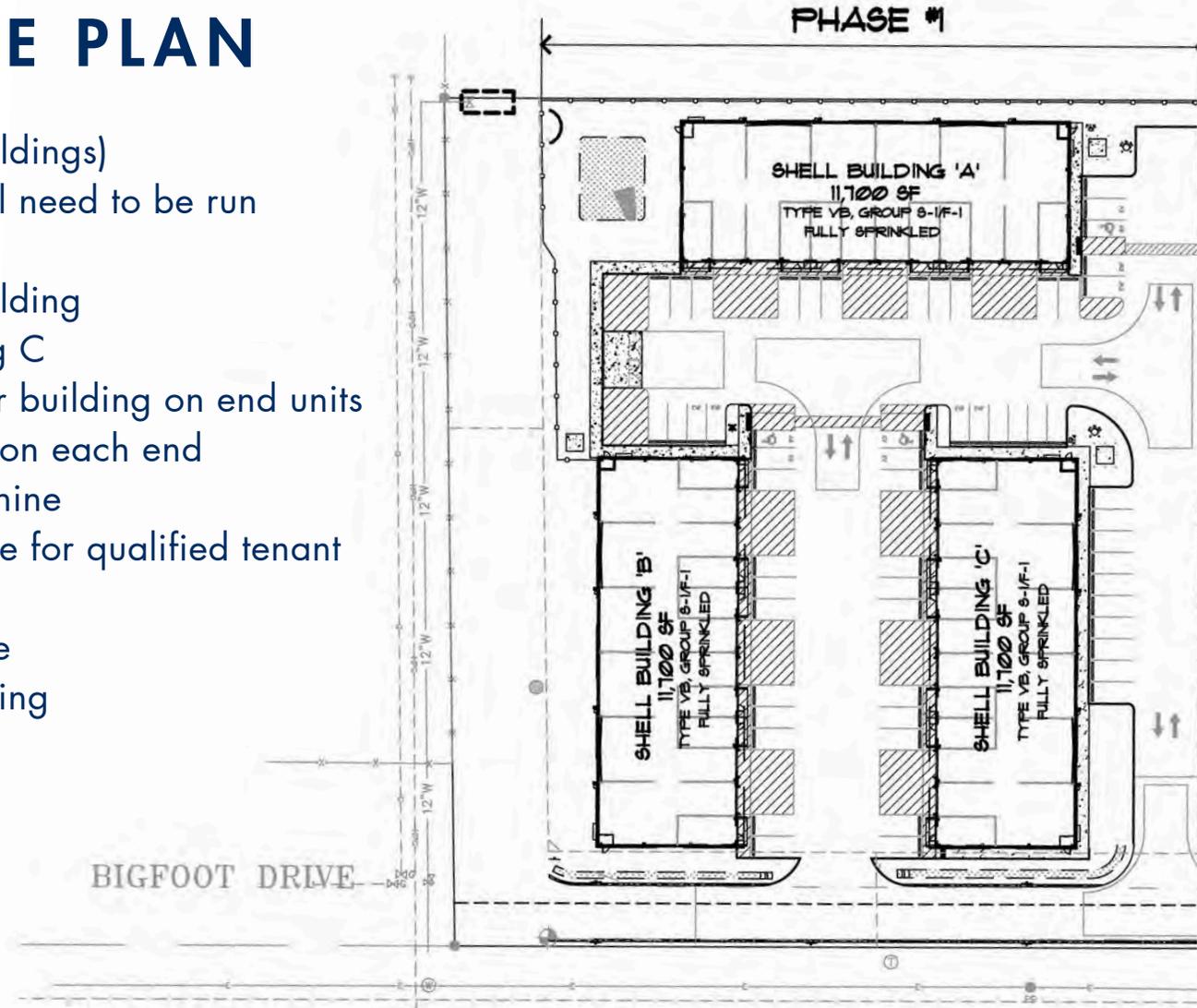
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PHASE ONE SITE PLAN

- 35,100 SFT total (across 3 Buildings)
- 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



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FLEX/WAREHOUSE - LEASE COMPS

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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



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 | 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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