

# North Spokane Industrial for Sale or Lease

5817-5827 N. Florida

*Fenced Yard, Two Parcels, Clear Span*





# 5817-5827 N. Florida

## Property Information:

### 11,760 SF Total SF

5817 N. Florida: 1,200 SF

Shop w/roll up door. Heat. No restroom.

5827 N. Florida: 10,560 SF

Two large bays approx. 5,000 SF each.

Approximately 1,200 SF office total.

One small, bay 560 SF

Zoning: Light Industrial

Two separate Parcels:

5817: 36341.2914 Lot size: 6,200 SF (.14 acre)

5827: 36341.2907 Lot size: 18,786 SF (.43 acre)

### Features:

Power: Industrial Service in place (to verify)

Heat: HVAC in office/FAG in warehouse

Construction: Steel, Clear span

Exterior: Metal, Insulated

Crane Tracks: (2) tenant to verify rating

Yard: Fenced, mostly paved

### Occupancy:

Current tenant in 5817: Available with 30-day notice

Current tenant in 5827: Vacating by April 1, 2026.

Main Building can be leased as 5,000 or 10,560 SF

**Lease Rate:** \$8.00/SF/YR NNN

(NNN's \$0.74/SF/YR est. tax/ins.)

**Sale Price:** \$1,150,000





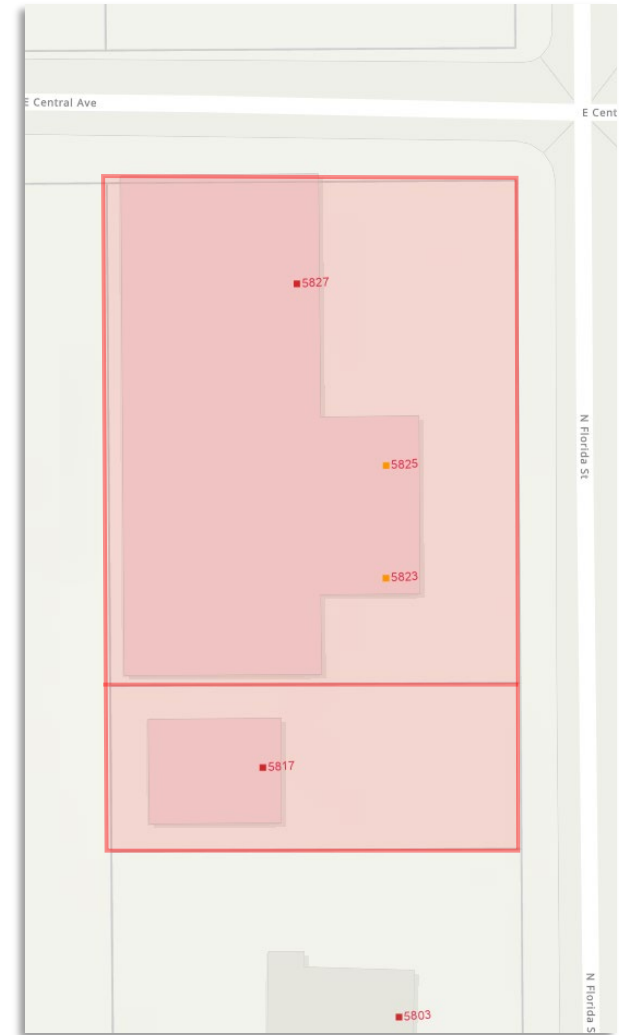
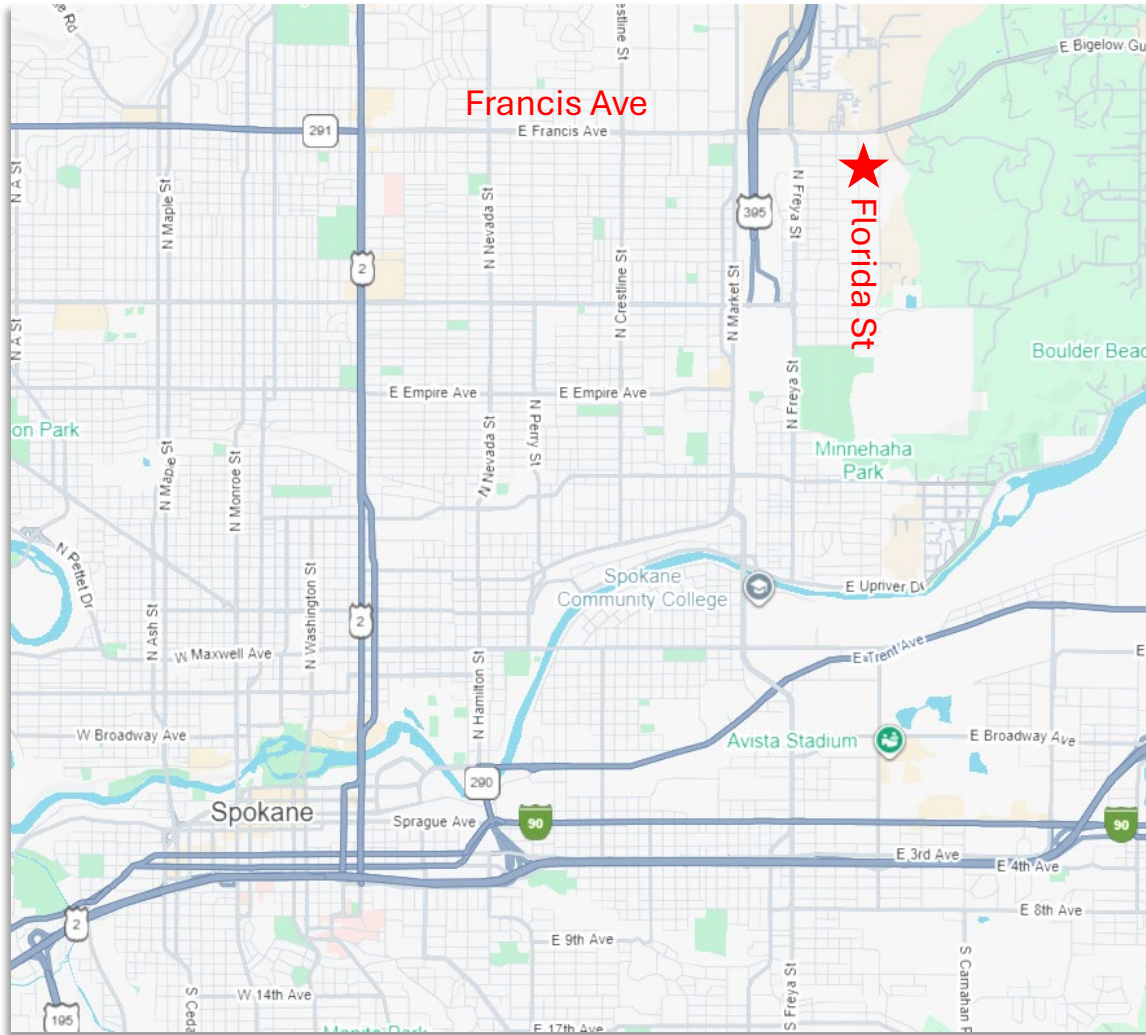


# Attractive for owner-user or value-add investor





## 2 Blocks South of Francis-Easy Access



For a showing, or more information call:  
Vic Overholser, SIOR (509) 251-1934

[www.sdsrealty.com](http://www.sdsrealty.com)



# Owner-User or Industrial Investor – in North Spokane

5817-5827 N. Florida

*Conceptual rendering showing potential improvements*

*Ideal For:  
Contractors & trades  
Fleet & service companies  
Light manufacturing  
Owner-user industrial  
Outside storage users*

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