

FOR LEASE INDUSTRIAL BUILDING

320 N LEE ST
SPOKANE, WA 99202



LEASE RATE \$0.96 psf NNN



DARREN SLACKMAN, SIOR

Telephone (509) 622 3595
dslackman@naiblack.com

FOR LEASE

320 N LEE ST
SPOKANE, WA 99202



\$0.96 psf NNN
Lease Rate



± 8,784 SF
Building Size



0.96
Acres

Located in Spokane's established industrial corridor, 320 N Lee Street offers a functional and efficient flex warehouse opportunity. The ±8,784 SF building sits on a generous ±41,963 SF lot, providing ample room for operations and outdoor storage. Constructed in 1977, the property combines practical design with flexible space options ideal for distribution, service, or light industrial users.

The building features two dock-high loading doors and a 16'x16' drive-in door, accommodating a variety of shipping and receiving needs. ESFR fire sprinklers throughout enhance safety, while the secured yard space provides additional functionality for vehicle parking, equipment staging, or materials storage. Conex boxes are also available for extra storage at an additional cost, adding flexibility for tenants with evolving needs.

Offered at \$0.96 PSF (NNN), this property presents a competitively priced leasing opportunity in a well-connected location. Its combination of yard space, loading access, and efficient building layout makes it an attractive option for logistics, trades, or service-oriented businesses seeking to expand within the Spokane market.



NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law; e. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

FOR LEASE

320 N LEE ST
SPOKANE, WA 99202



PROPERTY HIGHLIGHTS

- Parcel #: 35164.1512 & 35164.1508
- Year Built: 1977
- Building Size: \pm 8,784 SF
- Land Size: \pm 41,963
- Building Includes:
 - ESFR Fire sprinkles throughout
 - Two dock-high loading doors
 - 16' x 16' drive-in door
 - Yard space for storage or parking
 - Conex boxes available for extra storage (additional cost)

PROPERTY OVERVIEW

320 N Lee Street offers a functional industrial building with versatile space for warehouse, distribution, or service uses. The property features convenient loading access, yard area for additional storage, and a practical layout suited for a variety of industrial operations. Its accessible location within Spokane's industrial corridor provides strong connectivity and long-term utility for tenants.



LEASE RATE \$0.96 psf NNN

NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

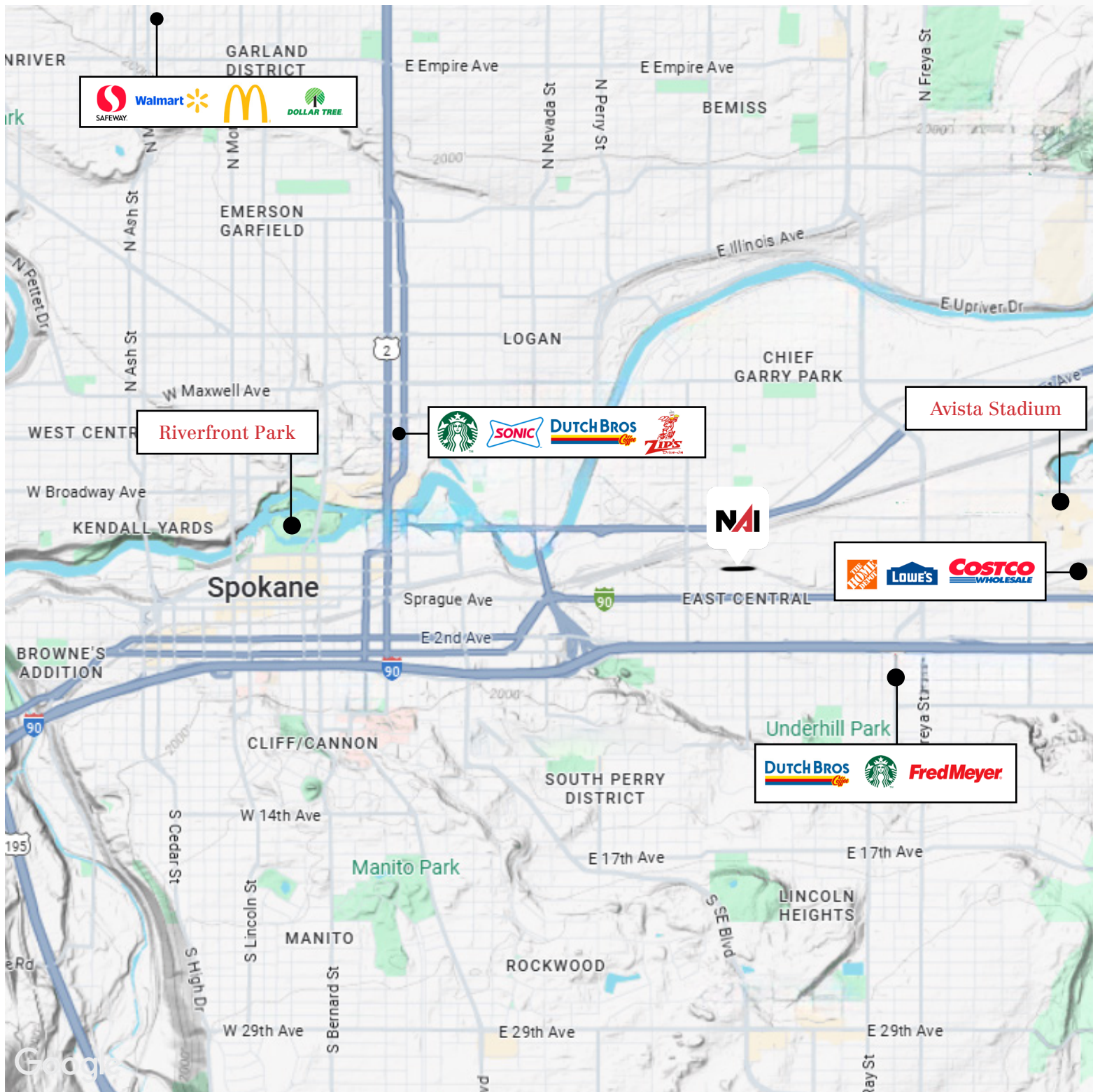
naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. E. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf. After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

FOR LEASE

320 N LEE ST
SPOKANE, WA 99202



NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law; e. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.