

FOR SALE & LEASE INDUSTRIAL OPPORTUNITY

5202 N NEVADA ST
SPOKANE, WA 99207



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NAI Black

Sale Price \$425,000
Lease Rate \$2,500/Mo NNN

ANDREW BLACK

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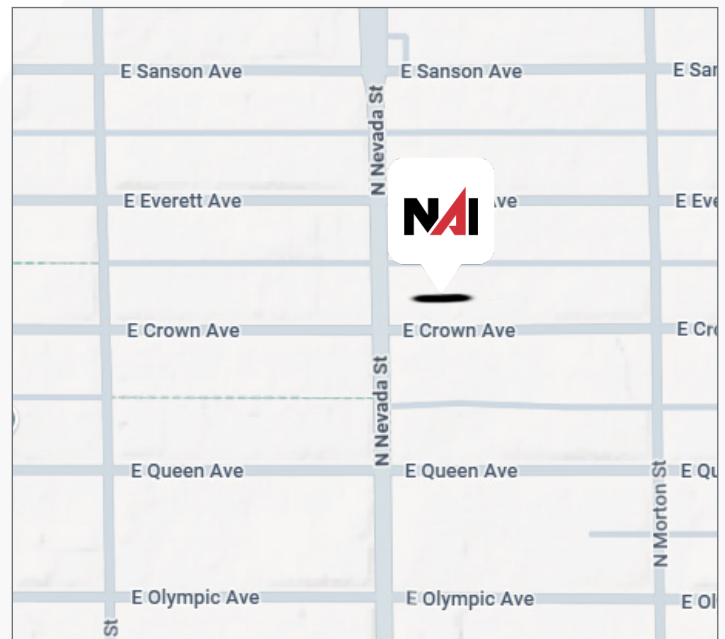


PROPERTY HIGHLIGHTS

- Lot Size: 0.22 Acre
- Building Size: +/- 2,396 SF
- Single-story structure built in 1956
- Zoning: RSF (Residential Single-Family)
- City Water & Sewer services
- Heating: Oil (fired)
- Includes 2 Vehicle lifts & new roof
- Convenient access to commuter rail and major arterials
 - 11 minutes to downtown Spokane rail station
 - 21 minutes to Spokane International Airport

PROPERTY OVERVIEW

This functional industrial warehouse provides an efficient, easy-to-use operational footprint with practical amenities such as vehicle lifts, city utilities, and a newly updated roof. Its high-visibility Nevada Street location enhances accessibility and exposure, while nearby transportation connections support logistics and regional movement. Ideal for users needing straightforward industrial space, the property delivers convenience, flexibility, and dependable utility in a well-established Spokane corridor.



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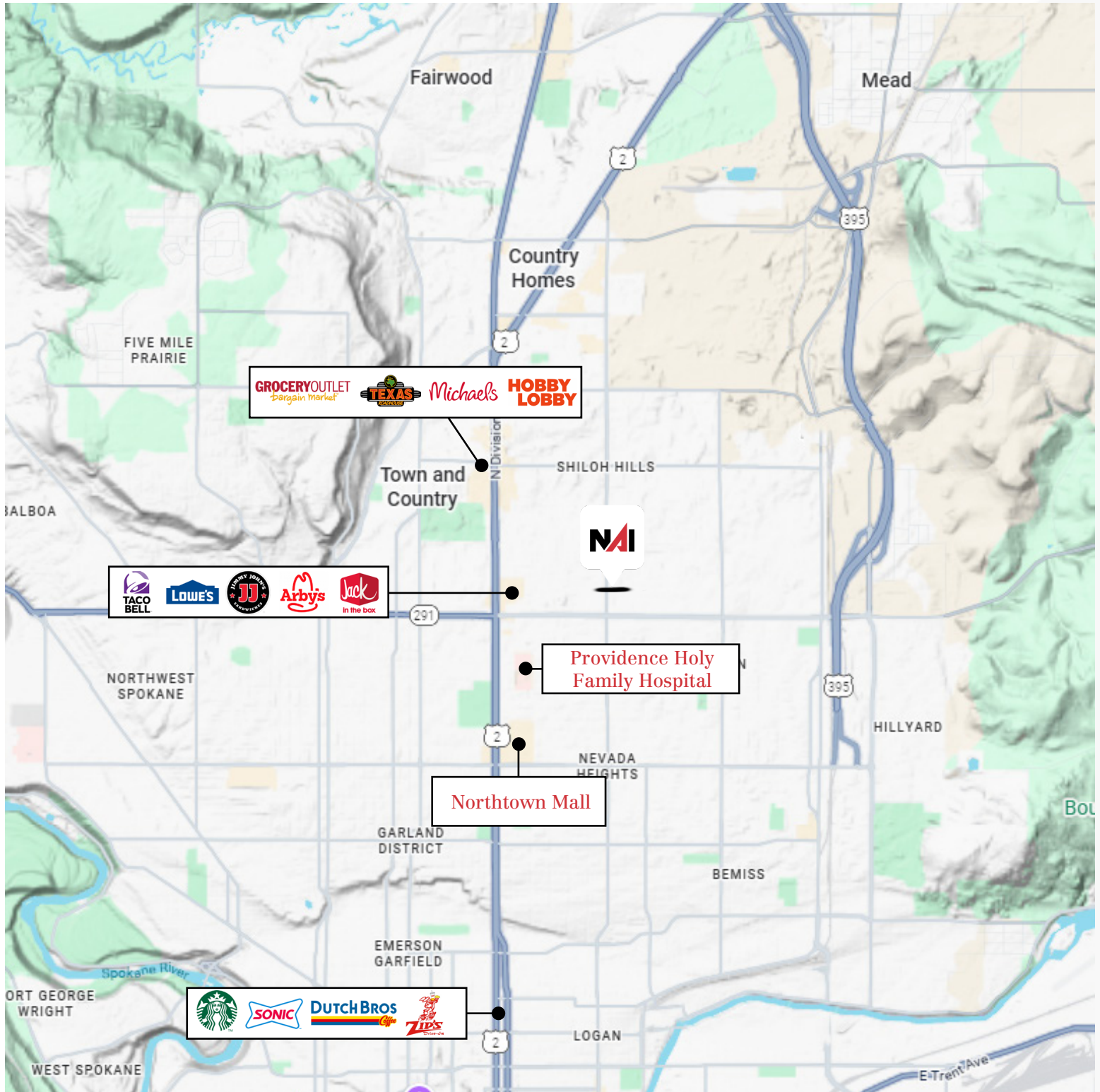
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