

INDUSTRIAL WAREHOUSE FOR LEASE

WAREHOUSE/STORAGE USE

**6401 N. PITTSBURG ST.
SPOKANE, WA**



DAINES CAPITAL
COMMERCIAL REAL ESTATE



This spacious warehouse offers ample room for operations and storage. A planned addition of a bathroom will further enhance its functionality and make it an excellent choice for a variety of industrial or commercial uses. Located in a high-traffic area, this property combines convenience and visibility, making it an ideal location for a variety of uses.

OFFERING SUMMARY

Price	\$1/SFT/MO/NNN
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Estimated NNN	\$3/SFT/YR
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Total SFT	3,200 SFT
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Land Area	0.42 AC
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APN	36283.1916
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Available	10/15/2025
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PROPERTY VIDEO - CLICK HERE

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PROPERTY OVERVIEW

- Built: 1983
- Renovated: 1994
- Light Industrial Zoning
- 20 Parking Stalls
- Building Dimensions: 80' depth x 40' width
- Ceiling Height: 20' Center, 14.5' on Eaves
- 208/120/3phase/200amps
- Airplane Hanger Style Door: 20'w x 16'h



[PROPERTY VIDEO - CLICK HERE](#)



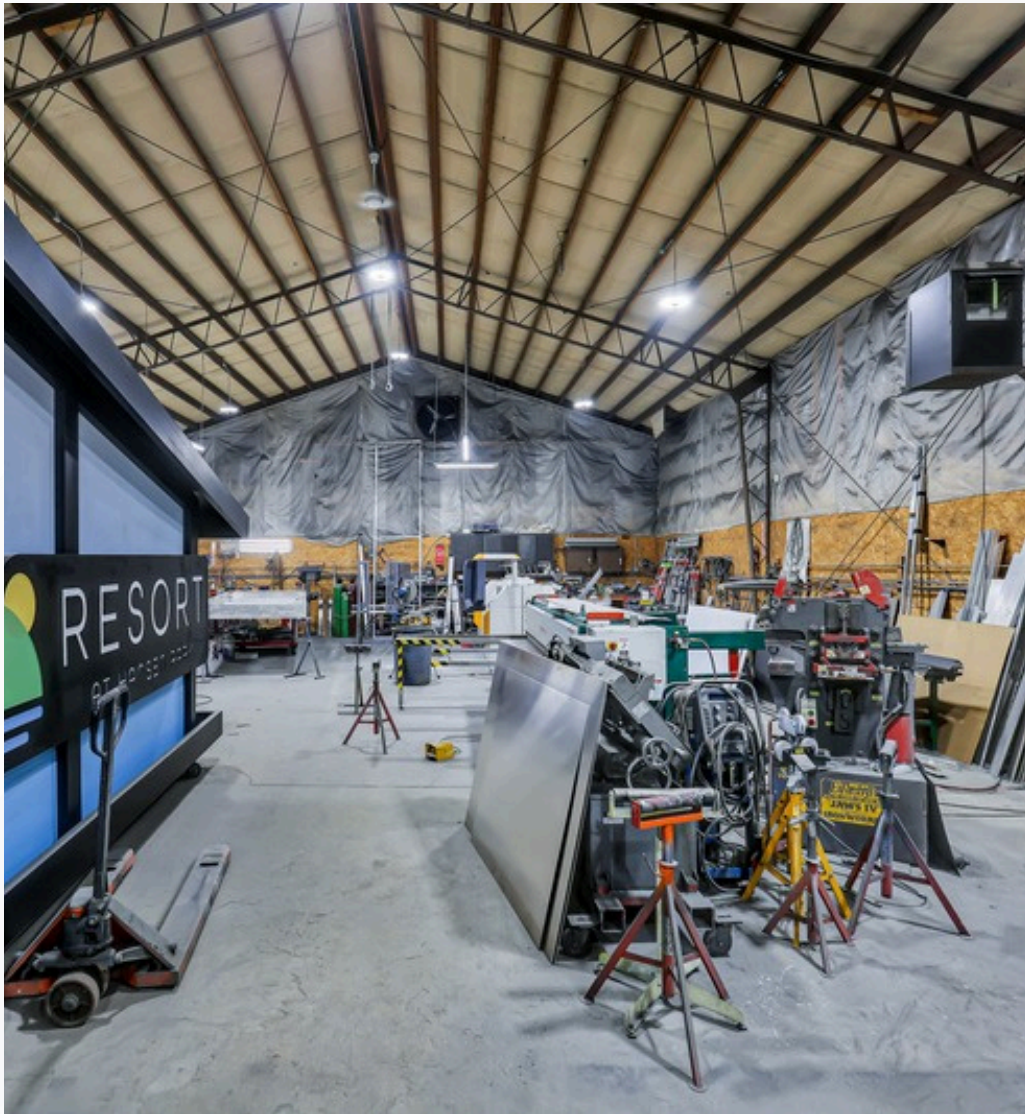
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Crestline St
(12,000 VPD)

Francis Ave
(22,000 VPD)

Northtown
Mall

Nevada St
(25,000 VPD)

Division St

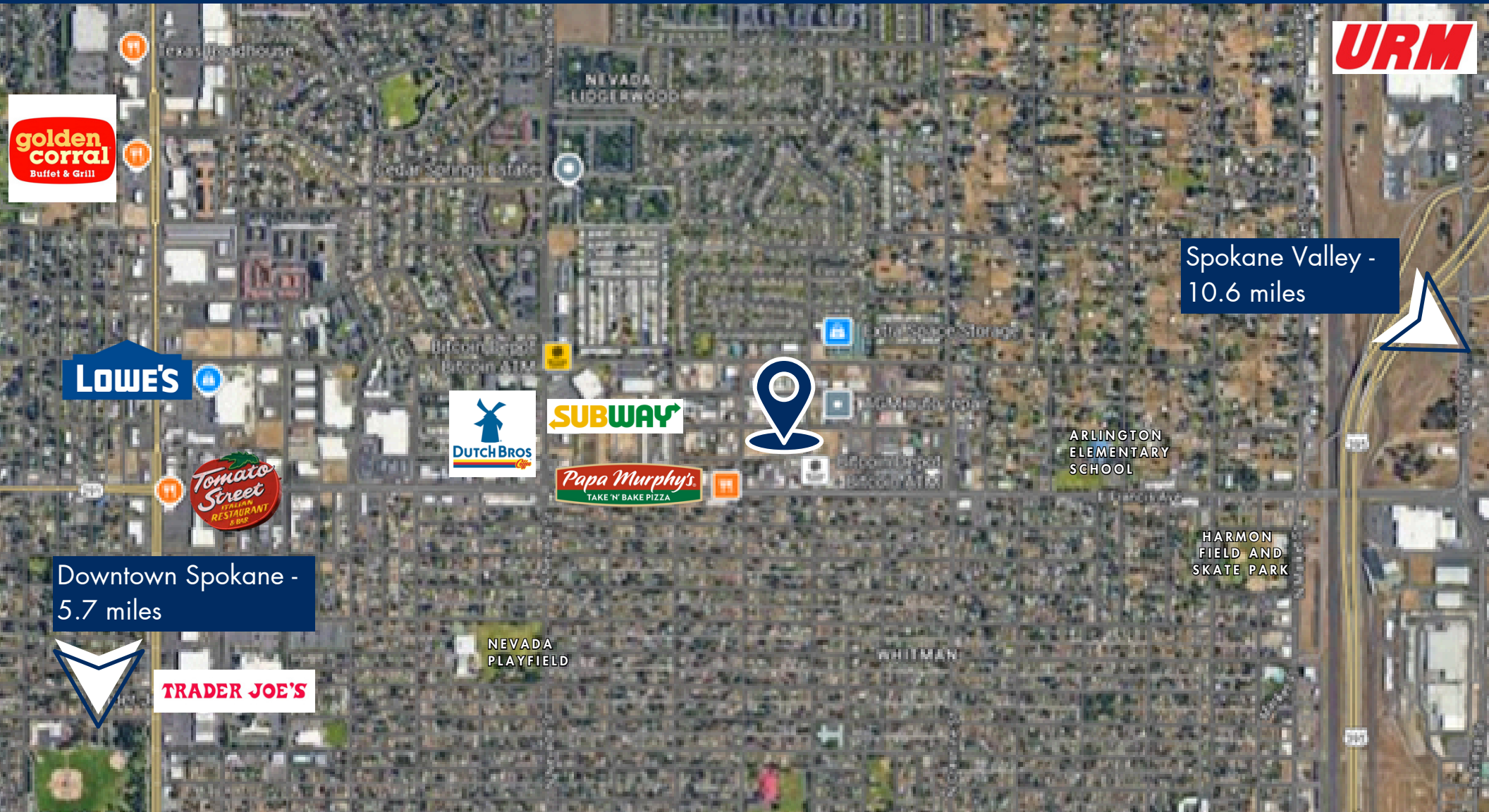
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DEMOGRAPHICS

	1 MILE	3 MILE
Population	19,902	100,084
Households	8,538	40,126
Median Age	38	36
Median HH Income	\$46,639	\$54,106
Daytime Employees	3,352	39,298
Population Growth '24-'29	5.7%	5.4%
Household Growth '24-'29	5.9%	5.5%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

N. Nevada St.	E. Sitka Ave. N	25,766
N. Nevada St.	E. Francis Ave. S	23,556
E. Francis Ave.	N. Cincinnati St. W	22,326



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