

BRAND NEW CONSTRUCTION FOR LEASE

FLEX WAREHOUSE SPACE

6402 N. HELENA ST.
SPOKANE, WA



DAINES CAPITAL
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Price \$1.20/SFT/MO/NNN*

Est. NNN \$3/SFT/YR

APN 36283.1915

Land Area 1.28 AC

Available Spring 2026

*ADDITIONAL TI PACKAGE BILLED AS ADDITIONAL RENT



[PROPERTY VIDEO - CLICK HERE](#)

[WALKTHROUGH TOUR - CLICK HERE](#)

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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LEASABLE SFT 4,204 SFT **WAREHOUSE SFT** 3,612 SFT **ZONING** LIGHT INDUSTRIAL (LI)

BLDG SFT 18,000 SFT **OFFICE SFT** 592 SFT **OHD** 1 TOT/14' W X 16' H

CLEAR HEIGHT 20' - 25.8'

*Building completion is scheduled for March 2026.

*4 Parking Stalls allotted, 39 overflow parking will be available including van-accessible ADA stalls & Future EV Charging Stations

*Power available - connections include both 208V single-phase and three-phase options, with designated circuits sized between 20A and 60A.

 [PROPERTY VIDEO - CLICK HERE](#)

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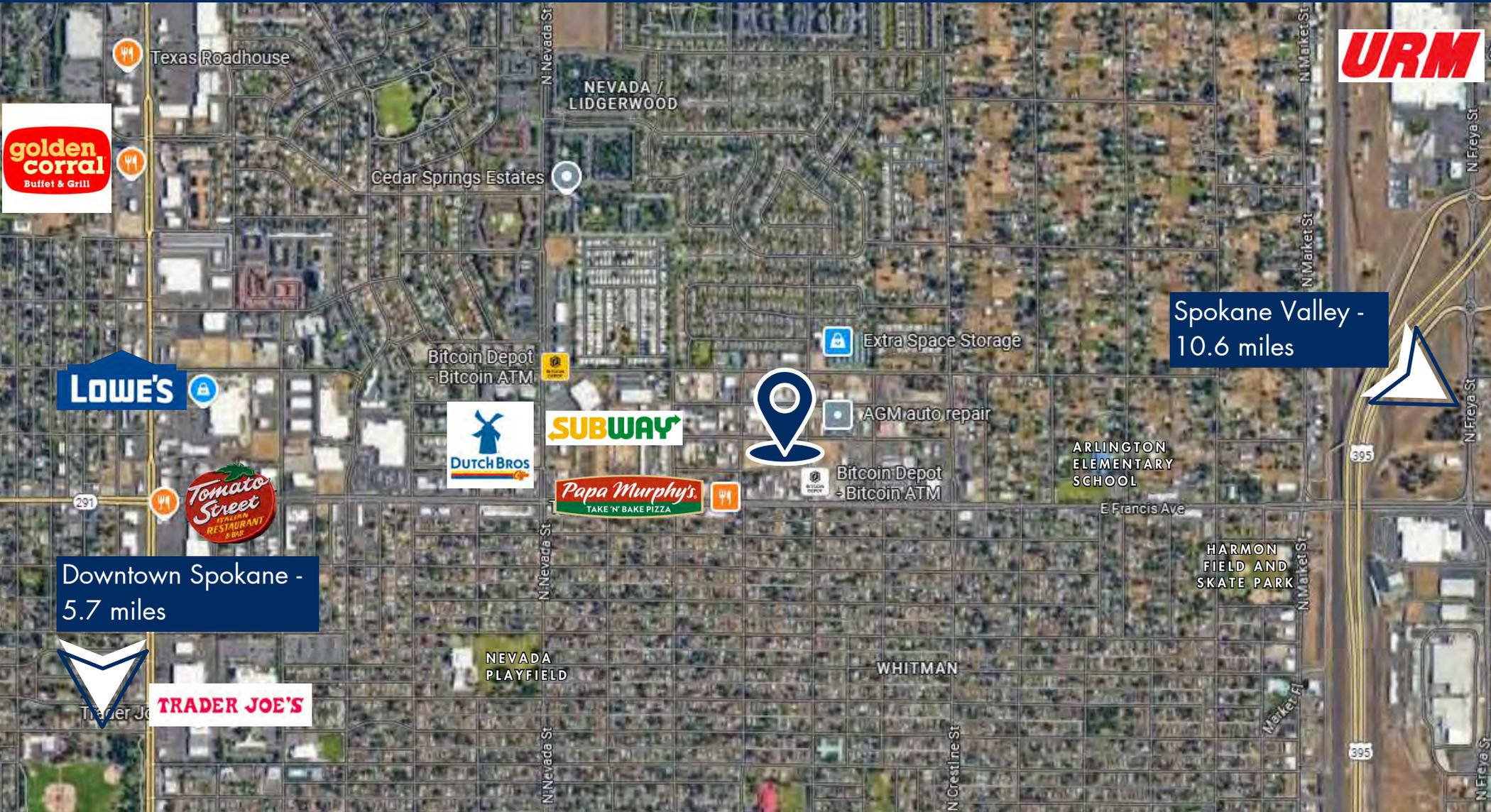
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Bitcoin Depot
- Bitcoin ATM



Extra Space Storage



AGM auto repair



Bitcoin Depot
- Bitcoin ATM

ARLINGTON
ELEMENTARY
SCHOOL

E Francis Ave

HARMON
FIELD AND
SKATE PARK

NEVADA
PLAYFIELD

WHITMAN

Downtown Spokane -
5.7 miles

Spokane Valley -
10.6 miles



TRADER JOE'S

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DEMOGRAPHICS	1 MILE	3 MILE	COLLECTION STREET	CROSS STREET	TRAFFIC VOL
Population	20,220	100,844	N. Nevada St.	E. Sitka Ave. N	25,766
Households	8,701	40,415	N. Nevada St.	E. Francis Ave. S	23,556
Median HH Income	\$46,504	\$54,245	E. Francis Ave.	N. Cincinnati St. W	22,326
Daytime Employees	3,885	39,472	<p>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.</p>		
Population Growth '24-'29	5.67%	5.38%			
Household Growth '24-'29	5.82%	5.52%			

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