

# INDUSTRIAL FLEX FOR LEASE - PHASE 1

FLEX/WAREHOUSE

4524 N. BARKER RD.  
SPOKANE VALLEY, WA 99216



## OFFERING SUMMARY

<b>Lease Rate</b>	\$1.35/SFT/MO/NNN (negotiable when more SFT is leased)
<b>Est. NNN</b>	\$0.35/SFT/MO
<b>Unit Size</b>	3,900 - 11,700 SFT
<b>Total Available SFT</b>	11,700 - 35,100 SFT
<b>Spaces*</b>	Up to 9 Units
<b>Available</b>	Now

\*Units can be demisable by 3,900 SFT. One building can have 3 units for up to 9 total units.



**[PROPERTY VIDEO - CLICK HERE](#)**

**[WALKTHROUGH TOUR- CLICK HERE](#)**

**STEVEN DAINES  
SETH PETERSON**

• 509.209.4920 • [SETH@DAINESCAPITAL.COM](mailto:SETH@DAINESCAPITAL.COM)

[WWW.DAINESCAPITAL.COM](http://WWW.DAINESCAPITAL.COM)

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## PROPERTY DETAILS

\*BUILDING FULLY INSULATED & SPRINKLED

<b>TOTAL BLDG'S</b>	3	<b>CLEAR HEIGHT</b>	18' CENTER	<b>YEAR BUILT</b>	2025
<b>LAND AREA</b>	10.01 AC	<b>ZONING</b>	I-1	<b>OHD</b>	6 TOT. 12' W X 14' H
<b>PARKING</b>	48 STALLS TOTAL	<b>CONSTRUCTION</b>	STEEL	<b>POWER</b>	400A 480V 3 PHASE CAPABLE

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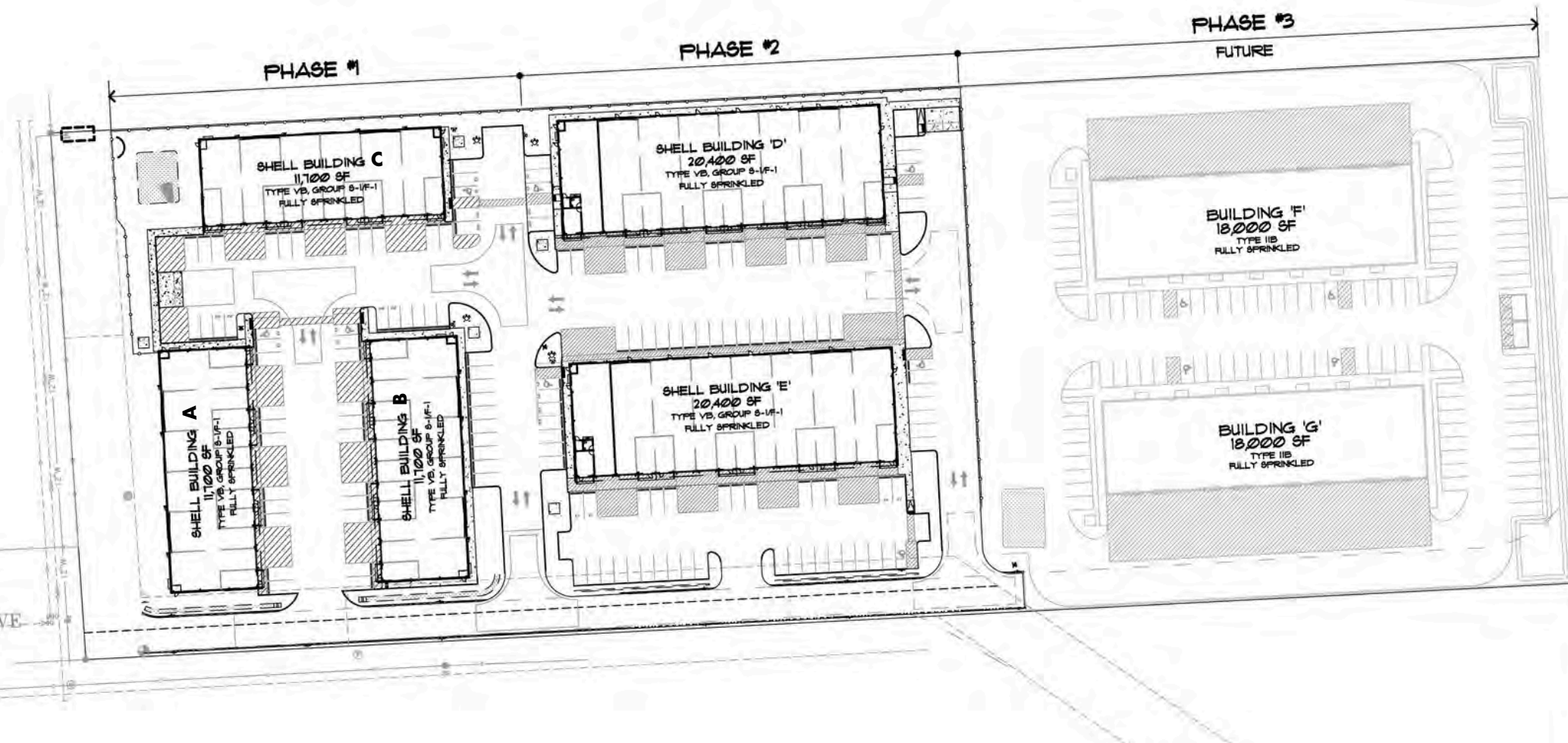
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DAINES CAPITAL  
COMMERCIAL REAL ESTATE

## SITE PLAN



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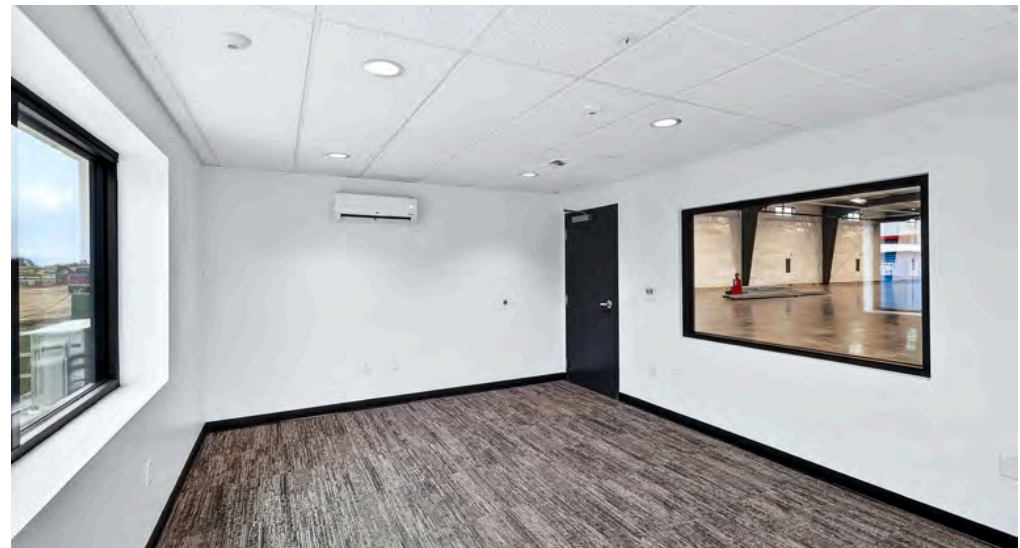
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# INDUSTRIAL FLEX FOR LEASE - PHASE 1

FLEX/WAREHOUSE - LEASE COMPS

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## 4524 N. BARKER RD. SPOKANE VALLEY, WA

RSFT: 35,100 SFT

Lease Rate: \$1.35/SFT/MO

Lease Type: NNN

Land Area: 6 AC

YR Built: 2025



## 6040 W. SELTICE WAY, POST FALLS, ID

RSFT : 25,012 SFT (proposed)

Lease Rate: \$1.50/SFT/MO

Lease Type: NNN

Land Area: 2 AC

YR Built: 2027



## 19407 E. GARLAND AVE. SPOKANE VALLEY, WA

RSFT: 10,000 SFT

Lease Rate: \$2.50/SFT/MO

Lease Type: NNN

Land Area: 2.91 AC

YR Built: 2026



## 3830 E. OLYMPIC AVE. SPOKANE, WA

RSFT : 11,897 SFT

Lease Rate: \$1.26/SFT/MO

Lease Type: NNN

Land Area: 3 AC

YR Built: 2025

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DEMOGRAPHICS	3 MILE	5 MILE
Population	26,229	84,590
Households	10,516	33,673
Median Age	40	39
Median HH Income	\$70,930	\$69,582
Daytime Employees	14,138	33,820
Population Growth '24-'29	1.6%	1.5%
Household Growth '24-'29	1.7%	1.5%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Trent Ave.	N. Del Rey Dr. W	20,610
E. Trent Ave.	E. Wellesley Ave. E	16,468
E. Wellesley Ave.	E. State Hwy. 290 SW	15,769



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.

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