

INDUSTRIAL FLEX FOR LEASE - PHASE 2

FLEX/WAREHOUSE

4524 N. BARKER RD.
SPOKANE VALLEY, WA 99216



*PHASE 2 BUILDING PICTURES COMING SOON

OFFERING SUMMARY

| | |
|----------------------------|---|
| Lease Rate | \$1.35/SFT/MO/NNN (negotiable when more SFT is leased) |
| Est. NNN | \$0.35/SFT/MO |
| Bldg. Size | 20,400 SFT |
| Total Available SFT | 40,800 SFT |
| Buildings | 2 |
| Available | Summer 2026 |



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

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*BUILDING FULLY INSULATED & SPRINKLED

PROPERTY DETAILS

| | | | | | |
|---------------------|--------------------|---------------------|------------|-------------------|-----------------------------------|
| TOTAL BLDG'S | 2 | CLEAR HEIGHT | 18' CENTER | YEAR BUILT | 2026 |
| LAND AREA | 10.01 AC | ZONING | I-1 | OHD | 8 TOT. PER BLDG. 12' W X 14' H |
| PARKING | 82 STALLS TOTAL | CONSTRUCTION | STEEL | POWER | 400A 480V 3 PHASE CAPABLE |

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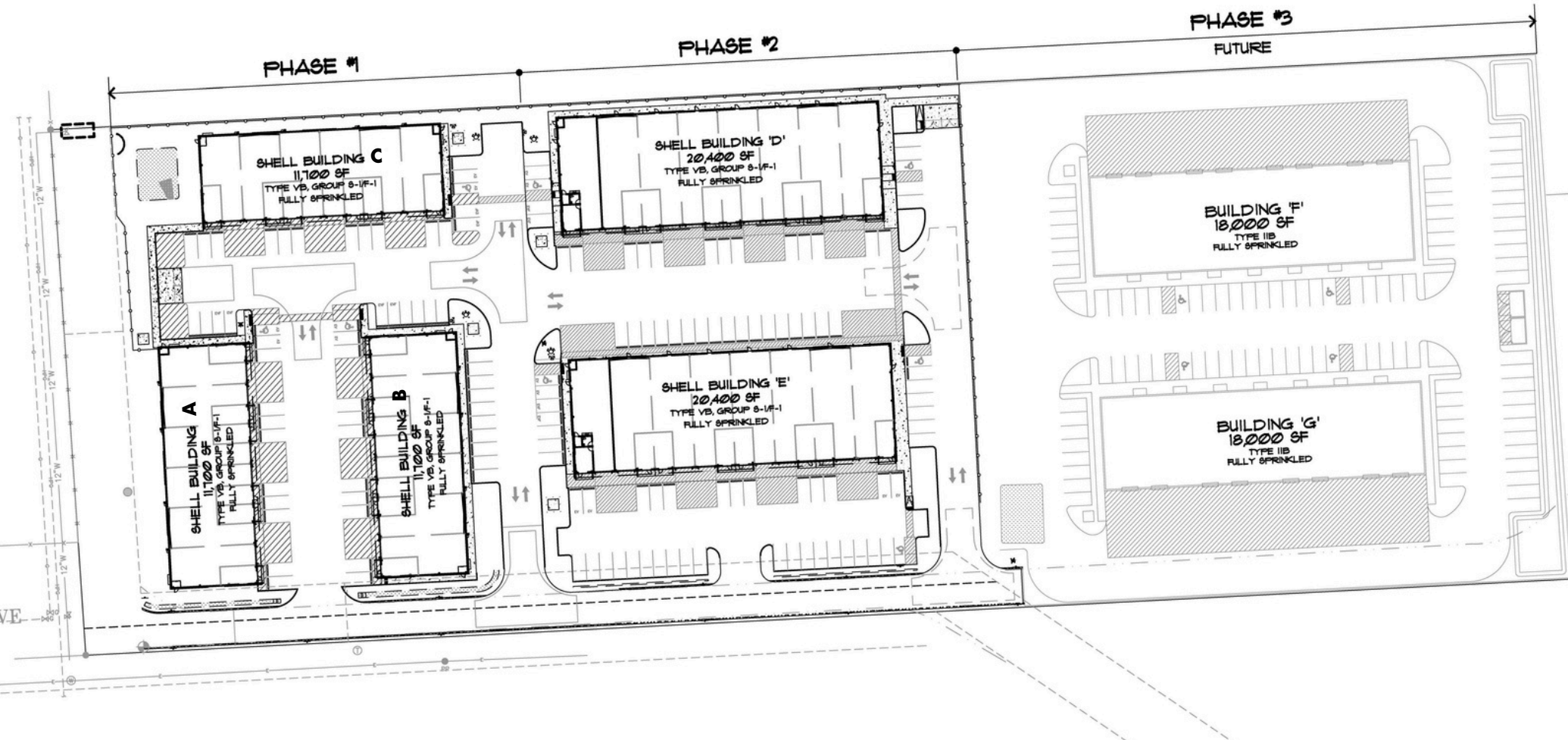
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DAINES CAPITAL
COMMERCIAL REAL ESTATE

SITE PLAN



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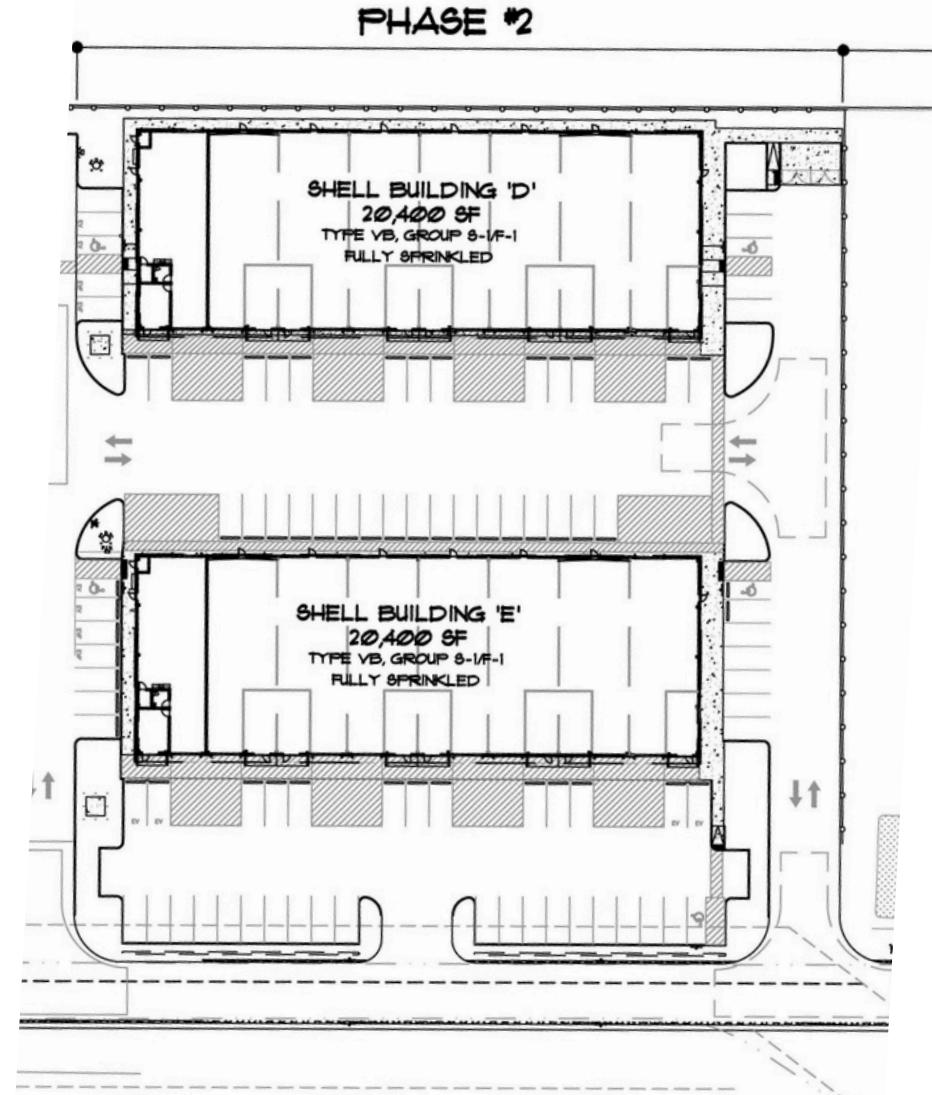
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PHASE TWO SITE PLAN

- 40,800 SFT total (across 2 Buildings)
- 3 phase power on site, but will need to be run directly to units
- Dedicated comcast data to building
- 1 Office buildout permitted per building on end unit
- Load factor needed for mezzanine
- 3-4 AC of yard space available for qualified tenant
- 8 Bays per building
 - Entire building for lease
 - Building D: 20,400 SFT
 - Building E: 20,400 SFT



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FLEX/WAREHOUSE - LEASE COMPS

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4524 N. BARKER RD. SPOKANE VALLEY, WA

RSFT: 40,800 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 | 25,054 | 88,313 |
| Households | 10,516 | 33,673 |
| Median Age | 41 | 40 |
| Median HH Income | \$100,893 | \$102,800 |
| Daytime Employees | 14,128 | 35,073 |
| Population Growth '25 - '30 | 0.7% | 0.6% |
| Household Growth '25 - '30 | 0.7% | 0.6% |

| 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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