

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*
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Est. NNN	\$3/SFT/YR
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APN	36283.1915
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Land Area	1.28 AC
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Available	12/01/2025
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*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'				

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

*Building completion is scheduled for early December 2025.
*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.

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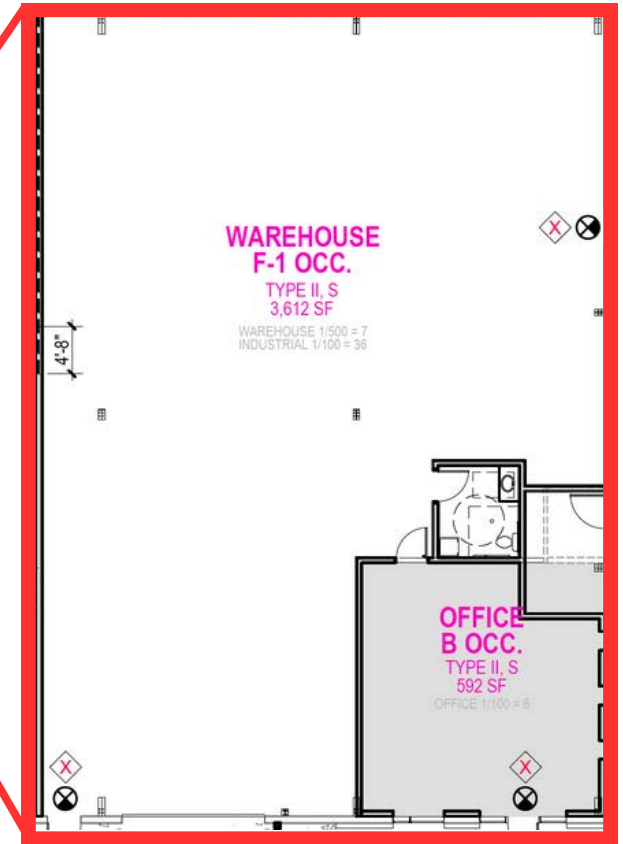
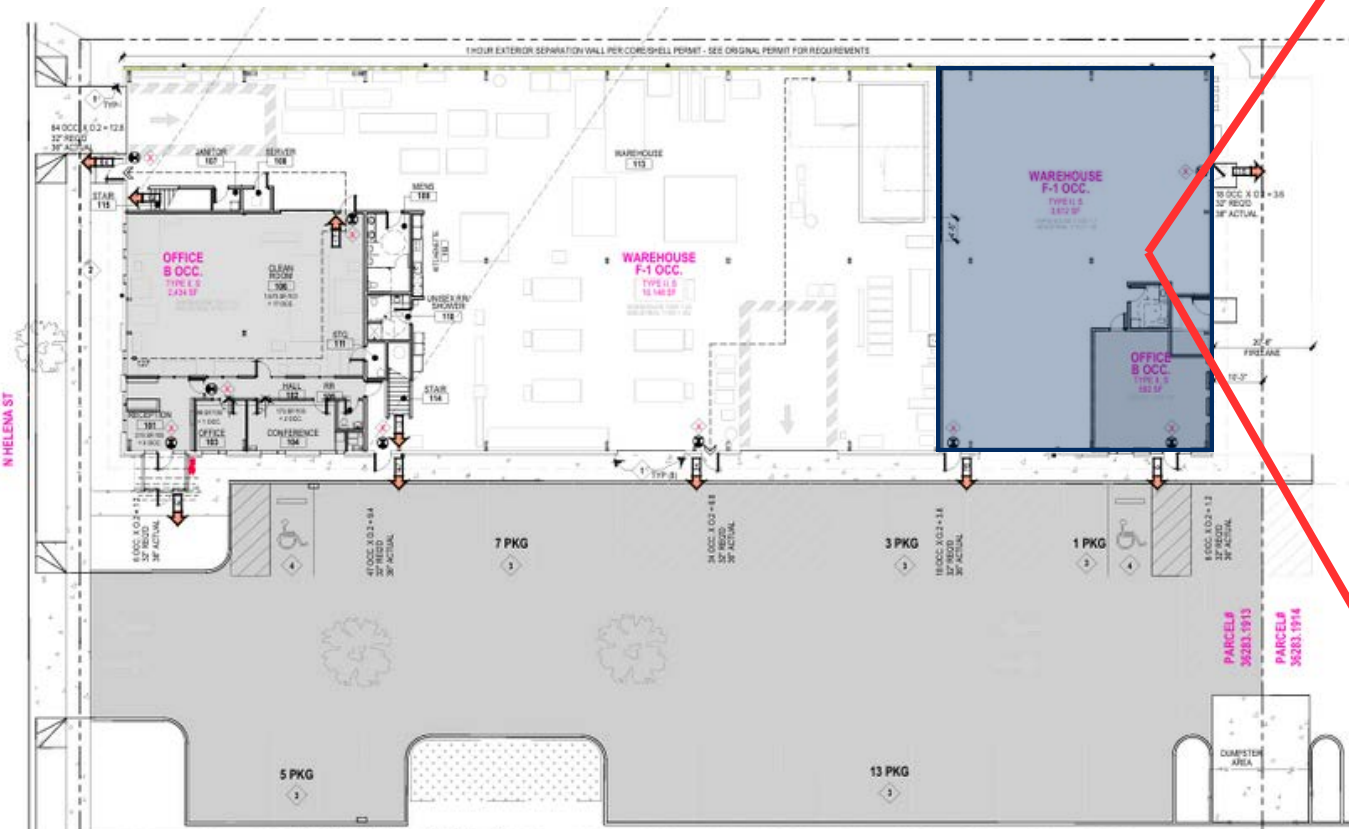
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BUILDING SFT : 18,000 SFT



LEASABLE SFT : 4,204 SFT

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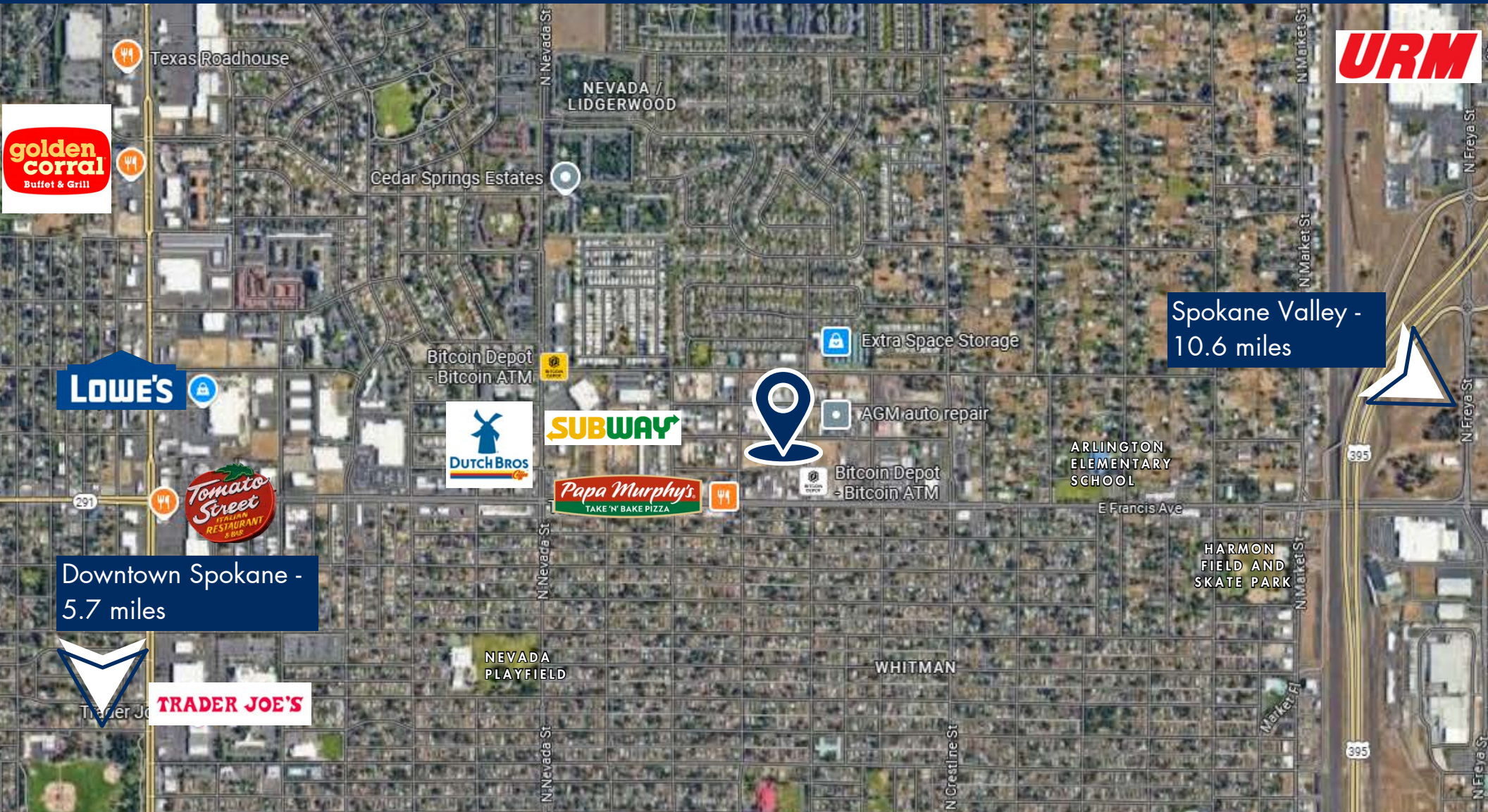
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DEMOGRAPHICS	1 MILE	3 MILE	COLLECTION STREET	CROSS STREET	TRAFFIC VOL
Population	20,220	100,844	N. Nevada St.	E. Sitka Ave. N	25,766
Households	8,701	40,415	N. Nevada St.	E. Francis Ave. S	23,556
Median HH Income	\$46,504	\$54,245	E. Francis Ave.	N.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

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