

For Sale & Lease

560,200 SF

Class A Manufacturing / Distribution Space

NAI Black



Jensen Distribution Center


10110 W. Aero Road, Cheney Washington 99004


**For more information,
please contact:**




Christopher Bell
o: 509 622 3538
e: cbell@naiblack.com

NAI Black

 801 W. Riverside Ave Ste 300 Spokane, WA 99201

 +1 509 623 1000

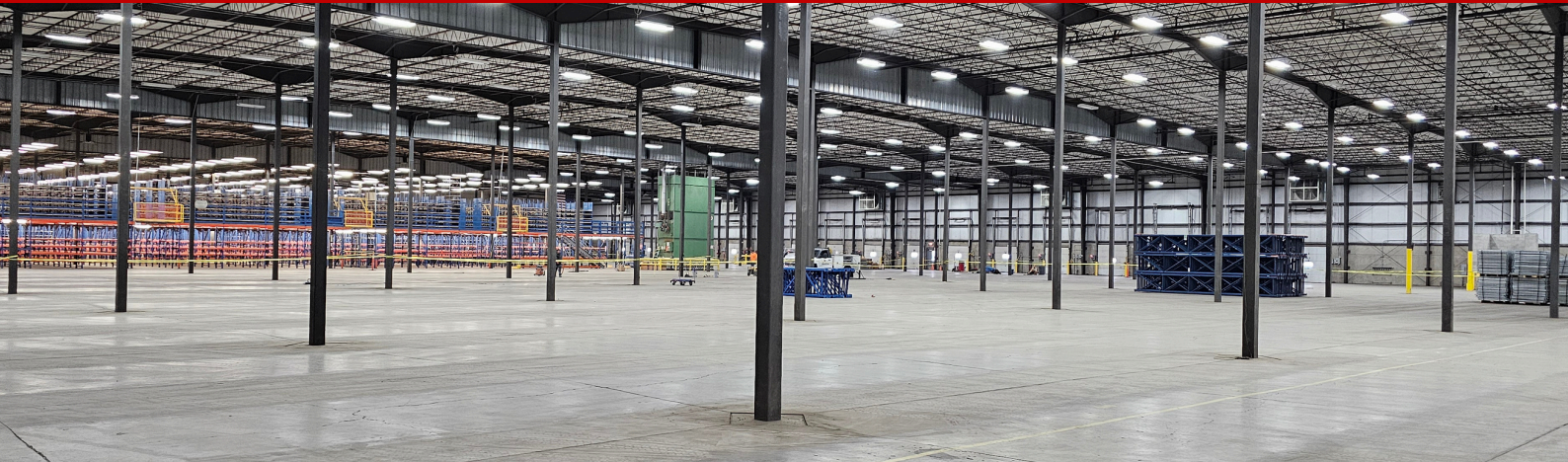
 naiblack.com

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

For Sale & Lease

560,200 SF

Manufacturing / Distribution Space



BUILDING SIZE

560,200 SF ±

501,500 SF Total Building Footprint
58,700 SF Warehouse Mezzanine
Demisable to 130,000 SF



ZONING

LI - Light Industrial



OFFICE SPACE

11,200 SF ±

Office/Restroom/Breakroom
Locker Room on 2 Levels



LIGHTING

LED



SPRINKLER

ESFR



LOADING DOORS

40 Dock High
2 Drive Thru



CLEAR HEIGHT

25'10" - 26'6"



COLUMN SPACING

35 x 40



PURCHASE PRICE

\$22,500,000

LEASE RATE

\$0.45 per sf NNN

Property Information

Nestled on 43.86 acres, the Jensen Distribution Center offers 560,200 SF of adaptable space. With 35 dock doors and 2 drive-thru doors, streamline your logistics effortlessly. Constructed between 1986 and 2007, enjoy modern amenities across 11,200 SF of office space. Strategically located, it's your gateway to efficient distribution. Elevate your operations—schedule a tour today.

For more information,
please contact:



Christopher Bell
o: 509 622 3538
e: cbell@naiblack.com



801 W. Riverside Ave Ste 300 Spokane, WA 99201

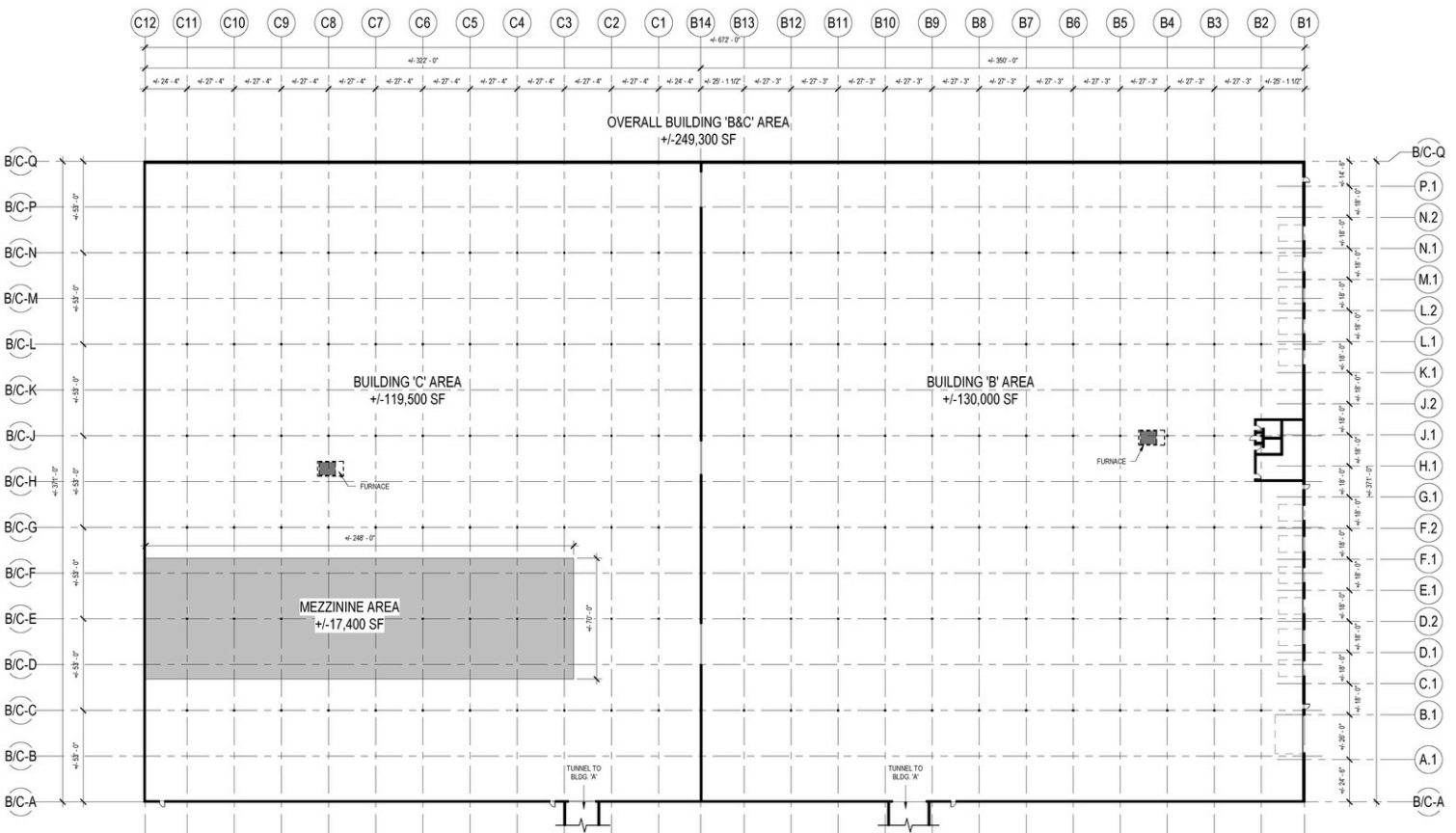
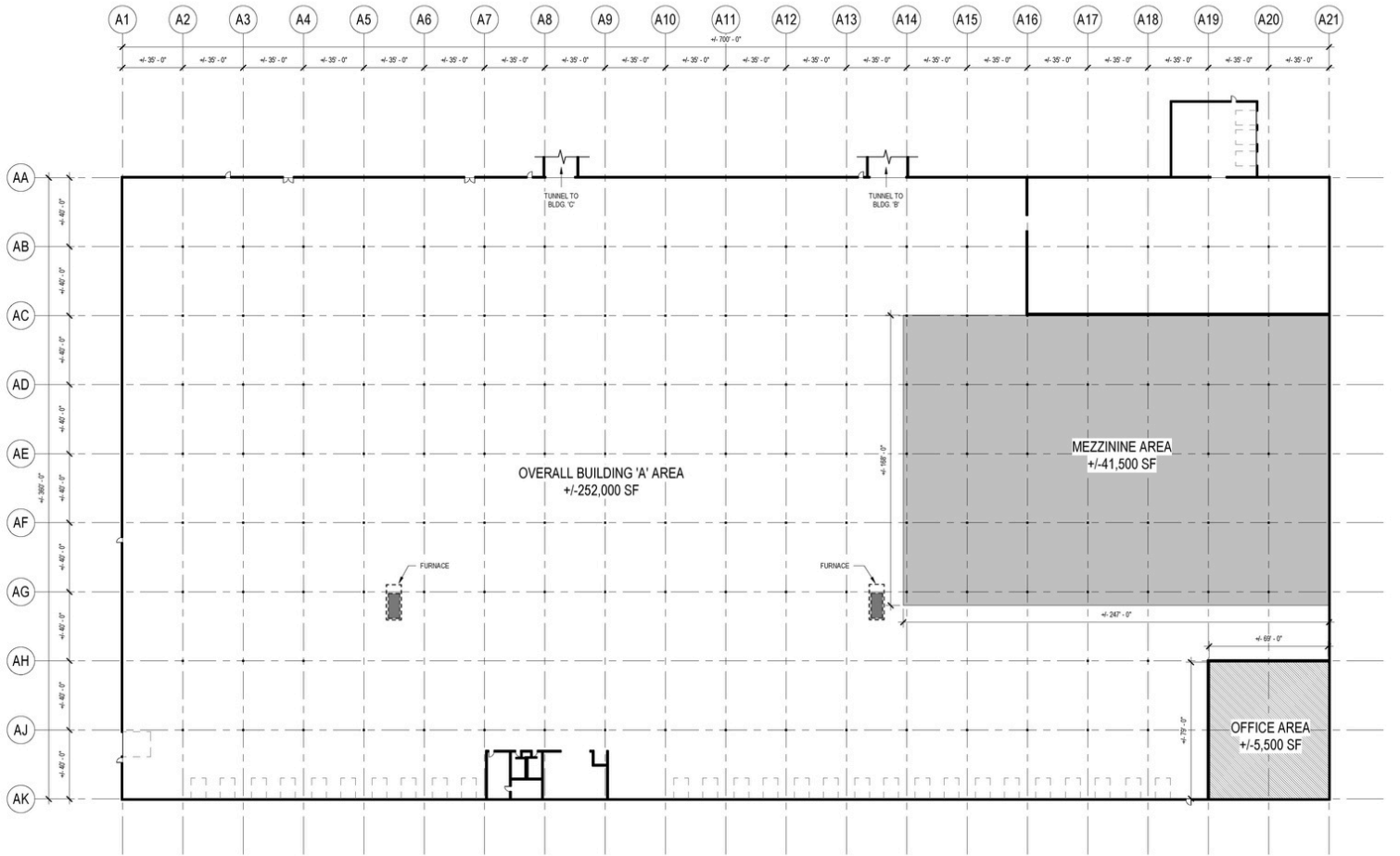
+1 509 623 1000

naiblack.com

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

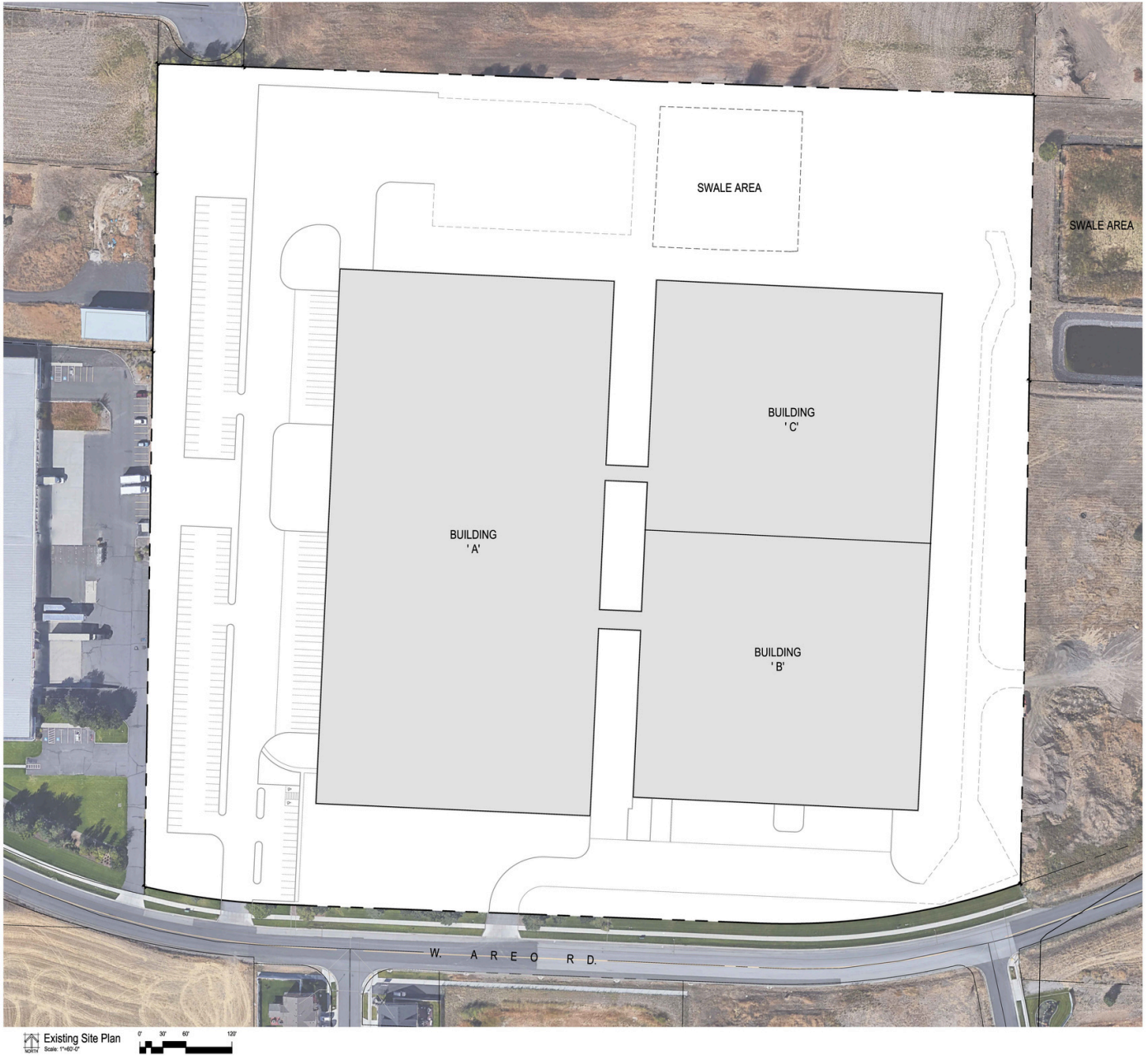
SITE PLAN

NAI Black



SITE PLAN

NAIBlack



**For more information,
please contact:**



Christopher Bell
o: 509 622 3538
e: cbell@naiblack.com

NAIBlack

801 W. Riverside Ave Ste 300 Spokane, WA 99201

+1 509 623 1000

naiblack.com

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

MARKET HIGHLIGHTS

NAI Black



NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law; e. A signed statement by you under penalty of perjury that the information on your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf. After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:
By e-mail: naiblack.commerci@naiblack.com | Subject Line: Copyright Concern
By mail: Commercial Brokers Association/Altis Group Designated Agent | 12710 113th Ave NE Suite 101 | Kirkland, WA 98034

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.

For more information,
please contact:



Christopher Bell
o: 509 622 3538
e: cbell@naiblack.com

NAI Black

801 W. Riverside Ave Ste 300 Spokane, WA 99201

+1 509 623 1000

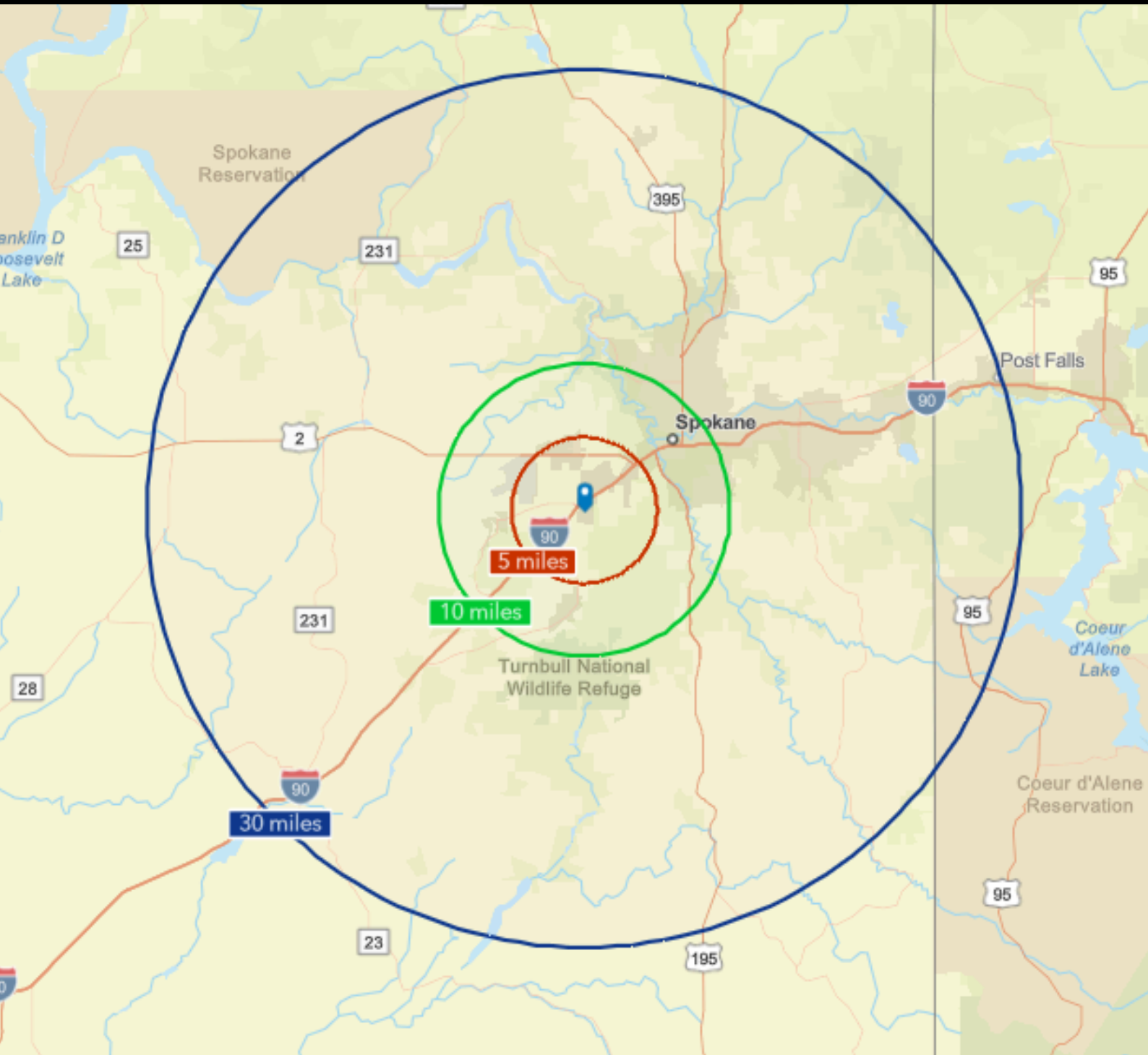
naiblack.com

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

WASHINGTON

NAI Black

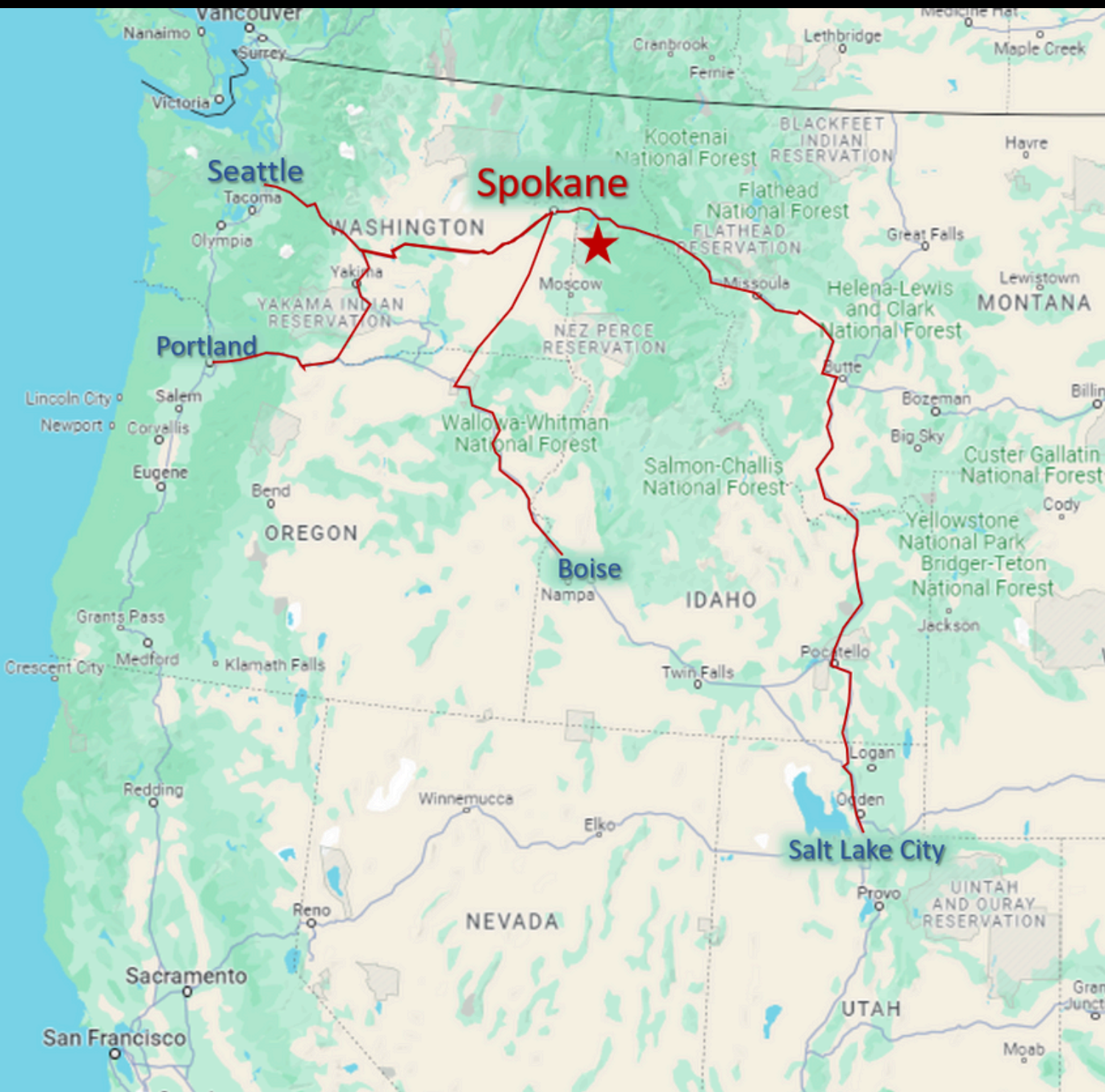
PACIFIC NORTHWEST EPICENTER



KEY DEMOGRAPHICS	5 Miles	10 Miles	30 Miles
Population	16,082	191,976	545,185
Households	5,488	84,488	2322,796
Household Income	\$82,209	\$72,532	\$75,258

WEST COAST MAP

NAI Black



MAJOR CITIES

Seattle	➔	271 miles / 4 hr 4 min
Boise	➔	414 miles / 6 hr 26 min
Portland	➔	345 miles / 5 hr 16 min
Salt Lake City	➔	712 miles / 10 hr 16 min

KEY DRIVE TIMES

NAI Black

MAJOR TRANSPORTATION HUBS

Spokane Int'l Airport	➔ 6.7 Miles / 10 Min
Seattle-Tacoma Int'l Airport	➔ 276 Miles / 4 hr 13 min
Portland Int'l Airport	➔ 340 miles / 5 hr 7 min
Port of Seattle	➔ 273 miles / 4 hr 13 min
Port of Portland	➔ 341 miles / 5 hr 9 min

MAJOR CITIES

CDA	➔ 40.9 miles / 42 min
Seattle	➔ 271 miles / 4 hr 4 min
Boise	➔ 414 miles / 6 hr 26 min
Portland	➔ 345 miles / 5 hr 16 min
Billings	➔ 547 miles / 8 hr 2 min

MAJOR HIGHWAYS

I-90	0.5 miles	➔ 1 min
I-5	275 miles	➔ 4 hr 9 min
I-82	196 miles	➔ 2 hr 28 min
I-84	193 miles	➔ 2 hr 55 min

