

FOR SALE

Industrial Manufacturing Distribution

Spokane, WA

\$6,250,000

3405 E BISMARCK CT | SPOKANE, WA 99217



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listed by**

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EXECUTIVE SUMMARY

This industrial property offers 53,371 square feet of versatile space, including manufacturing, warehouse, and distribution areas, situated on two parcels totaling 4.59 acres in Spokane, WA. Currently leased until April 30, 2025, the property presents an attractive investment opportunity for owner-users or investors.

Key Features

- Office Spaces with Breakroom and Conference Rooms
- Large Warehouse Areas with Tall Ceilings
- Heavy Infrastructure
- Rail Access Served by BNSF
- Dock and Grade Loading
- Ample Parking
- Additional Land for Parking or Storage
- Freeway Visibility

The property's location and comprehensive facilities make it a compelling option for businesses seeking a well-equipped industrial space in Spokane.



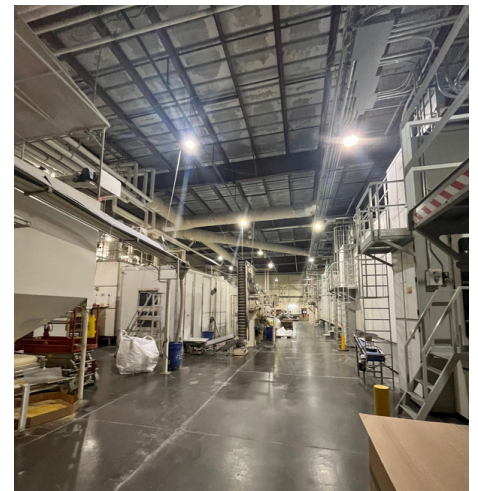
PROPERTY SUMMARY

PROPERTY DETAILS

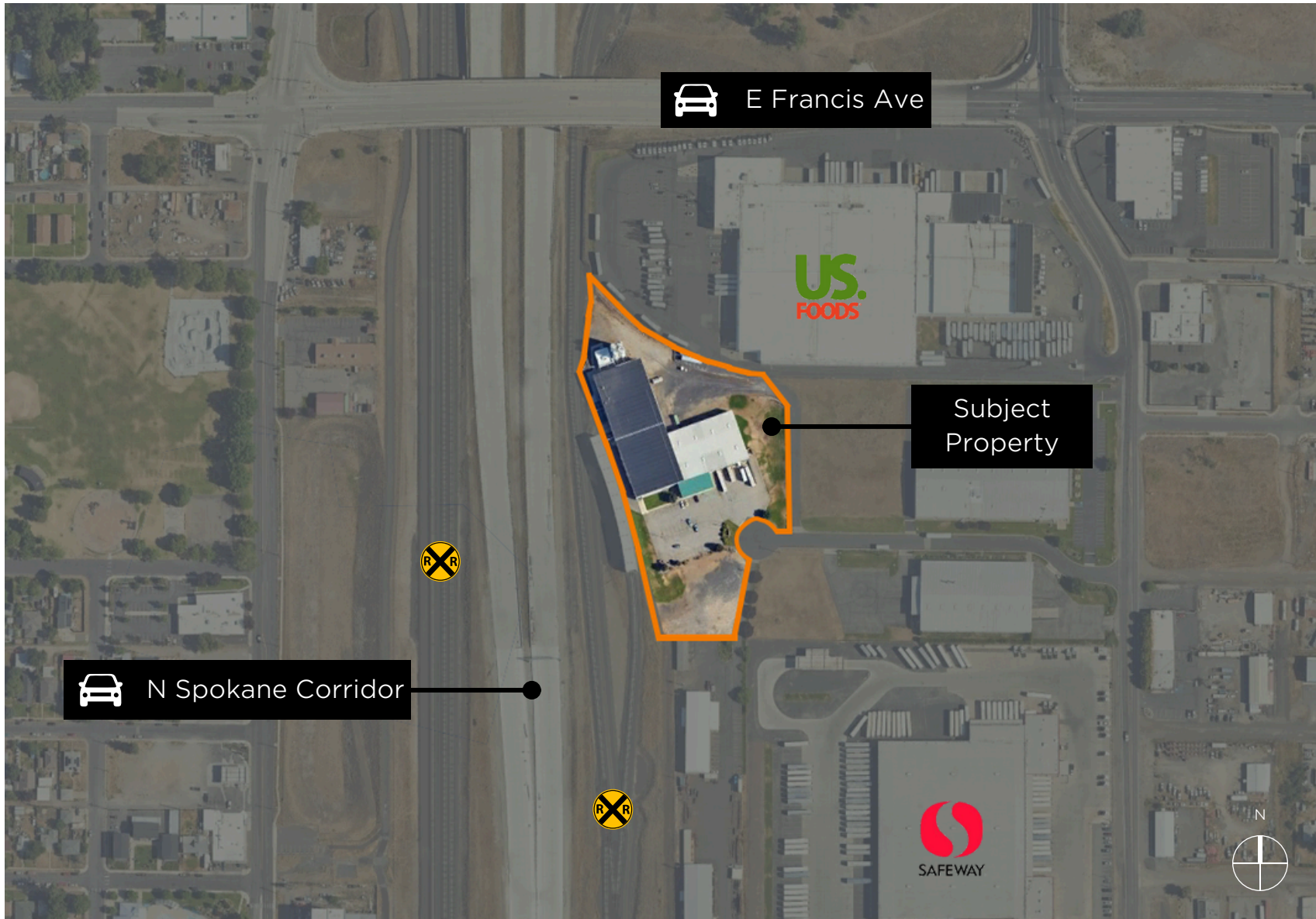
ADDRESS	3405 E Bismark Ct, WA 99217
PRICE	\$6,250,000
PRICE PER SF	\$117.10
BUILDING SIZE	53,371 SF
WAREHOUSE	49,000 SF
OFFICE SPACE	4,371 SF
ZONING	Heavy Industrial
LOADING	6 Dock 3 GL
POWER SUPPLY	6000A/480V/3-Phase
CLEAR HEIGHT	25'-28'
YEAR BUILT	1993
CONSTRUCTION	Steel
PARKING	51 car parks on-site paved
OTHER	Wet Sprinkled Rail Access
PARCEL NO.	36342.2412 36342.0007



PHOTOS



AERIAL MAP



BUSINESS MAP



LOCATION MAP



LOCATION OVERVIEW

SPOKANE WASHINGTON

Spokane, WA, located in eastern Washington along the Spokane River and near the Selkirk Mountains, is a nature-rich city and the second-largest in the state with a population of 229,527. Positioned 92 miles south of the Canadian border and 18 miles west of Idaho, Spokane is 279 miles east of Seattle. Recognized as the #54 “Best Place to Live in the U.S. in 2024” by Livability, Spokane is a key urban center in the region.

SPOKANE RIVER
SPOKANE, WA

ECONOMIC PROFILE

Spokane serves as the economic, healthcare, and cultural hub of the Inland Northwest, with leading industries such as aerospace, life/health sciences, agribusiness, and energy/clean technology. It boasts the 5th-largest aerospace cluster in the U.S., featuring over 120 manufacturers, suppliers, and distributors.

The region’s affordability and low utility rates attract start-ups and early-stage businesses, evidenced by \$77 million in venture capital investment in 2023. Spokane’s cost of doing business is 18% below the U.S. average. The city is strategically bisected by I-90, the northernmost coast-to-coast interstate, enhancing logistics and transportation.

The Stadium District hosts 150,000 visitors annually, generating \$65 million in economic activity. Spokane’s labor force totals 122,691, with a workforce composition of 71% white-collar and 28% blue-collar jobs. Major employers include Fairchild AFB (7,500) Providence Health & Services (6,700), State of Washington (4,000), Spokane Public Schools (4,000), MultiCare Health System (3,500), and Gonzaga University (1,500).

559,400

2024 EST POPULATION

213,524

2024 EST HOUSEHOLDS

\$74K

EST AVG HH INCOME

9,854

2024 EST BUSINESSES

SPOKANE MSA & ECONOMY DRIVERS



Transportation

Spokane International Airport (GEG), the state's second-largest airport, handles over 70,000 tons of air cargo annually.



Logistics

Spokane is a critical logistics hub in the Pacific Northwest, strategically located along I-90 and supported by Class 1 rail services from BNSF.



Healthcare

Spokane serves as the heart of healthcare for the Inland Pacific Northwest, hosting major facilities such as Providence Sacred Heart Medical & Children's Hospital.



Higher Education

The region is home to notable educational institutions, including Gonzaga University, and Washington State University's Spokane campus, fostering a well-educated workforce.



Tech Industry

Spokane's rapidly growing tech industry is centered on software development, IT, and cybersecurity, which complements the region's established aerospace and engineering sectors.



Aerospace

Spokane boasts the 5th-largest aerospace cluster in the U.S., with over 120 manufacturers, suppliers, and distributors supporting a robust and dynamic industry.

LISTING TEAM



GUY D. BYRD **DESIGNATED BROKER**

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a premier full-service firm in Spokane, Washington. As Managing Director, Guy has built a collaborative, high-achieving team culture dedicated to delivering exceptional results for SVN Cornerstone's clients. With over 38 years of commercial real estate experience, Guy has closed more than \$500 million in transaction value. He remains active in property development on behalf of industrial and retail clients, bringing his expertise to diverse commercial projects. He is a multi-year recipient of SVN International's President's Circle Award and has earned the prestigious Partner's Circle Award multiple times. His commitment to client success has led him to represent national clients, including Caliber, McKinstry, Par Pacific, Armbrust Aviation, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Air Gas.



OMAR SADAUI, CCIM **ADVISOR**

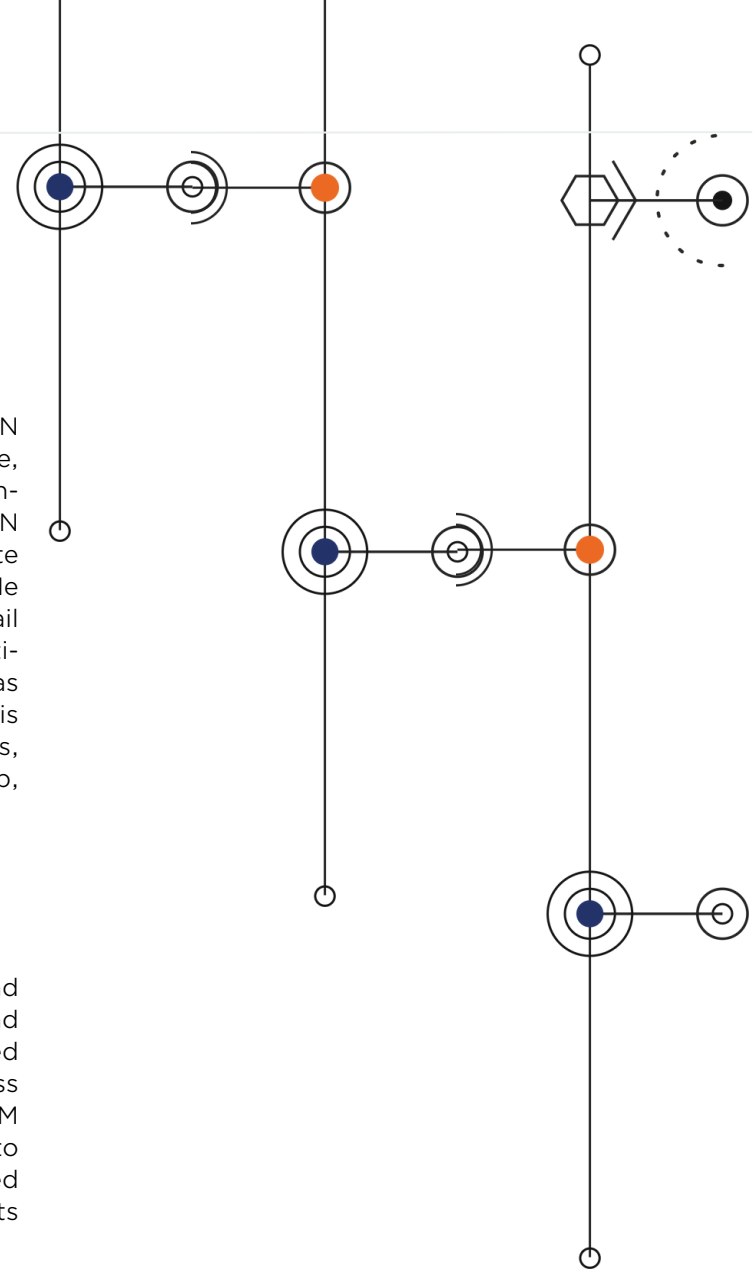
Omar Sadaoui is a licensed commercial real estate broker in Washington and Idaho, specializing in the leasing and sales of industrial properties and investments. Before transitioning to commercial real estate, Omar excelled as a project manager, overseeing large-scale HVAC controls projects across Colorado, Wyoming, North Idaho, and Eastern Washington. A CCIM designee, he combines his technical expertise and market knowledge to provide strategic insights to local, regional, and national clients. Dedicated to aligning real estate solutions with business goals, Omar helps clients maximize value and long-term success.

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This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.