



Offering Memorandum



Industrial Warehouse & Showroom for Sublease

925 NORTH FANCHER ROAD, SPOKANE VALLEY, WA 99212

PROPERTY SUMMARY

INDUSTRIAL WAREHOUSE & SHOWROOM FOR SUBLEASE

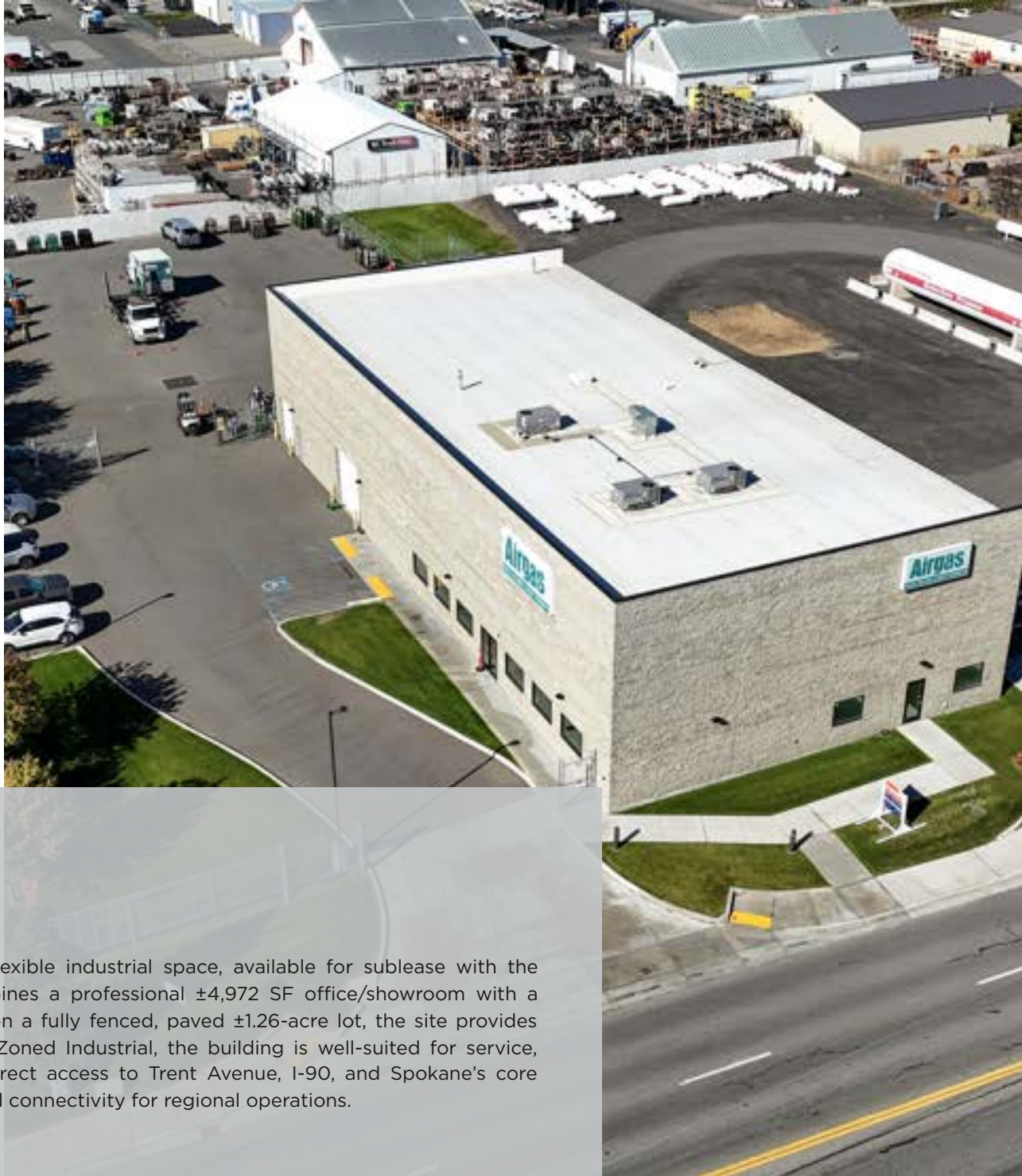
925 NORTH FANCHER ROAD
SPOKANE VALLEY, WA 99212

OFFERING SUMMARY

LEASE RATE:	\$1.89/SF/MO/NNN
BUILDING SIZE:	9,916 SF
AVAILABLE SF:	9,916 SF
LOT SIZE:	1.26 Acres
YEAR BUILT:	2020
ZONING:	Industrial
APN:	35141.2501

PROPERTY SUMMARY

925 N Fancher Rd in Spokane Valley offers $\pm 9,916$ SF of flexible industrial space, available for sublease with the potential for a direct lease opportunity. The property combines a professional $\pm 4,972$ SF office/showroom with a $\pm 4,944$ SF warehouse featuring two roll-up doors. Situated on a fully fenced, paved ± 1.26 -acre lot, the site provides secure yard space, ample parking, and efficient circulation. Zoned Industrial, the building is well-suited for service, distribution, contractor, or light manufacturing uses. With direct access to Trent Avenue, I-90, and Spokane's core industrial corridors, this location delivers excellent visibility and connectivity for regional operations.

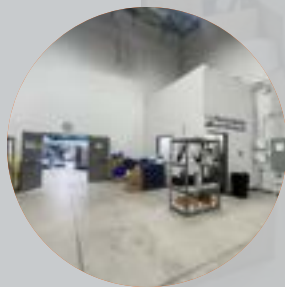


PROPERTY HIGHLIGHTS

- $\pm 9,916$ SF total: $\pm 4,972$ SF office/showroom + $\pm 4,944$ SF warehouse
- Two roll-up doors for efficient loading and operations
- ± 1.26 -acre fully fenced , paved lot with secure yard/parking
- Industrial zoning with flexible use potential
- Prominent Spokane Valley location near Trent Ave & I-90
- Adaptable layout for service, distribution, or contractor uses
- Potential direct lease opportunity



**Office and
Retail/Showroom**

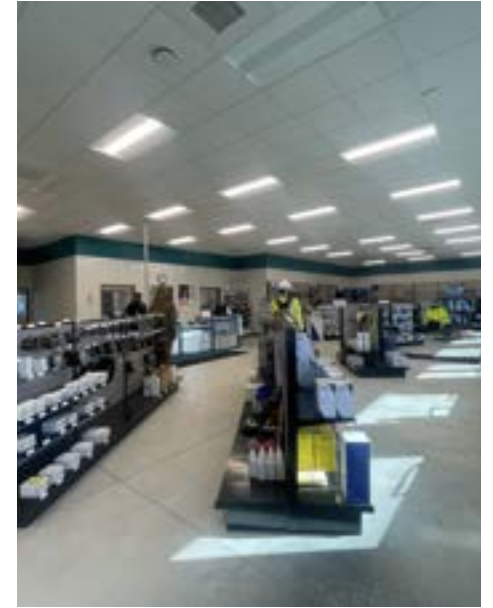


Warehouse Access

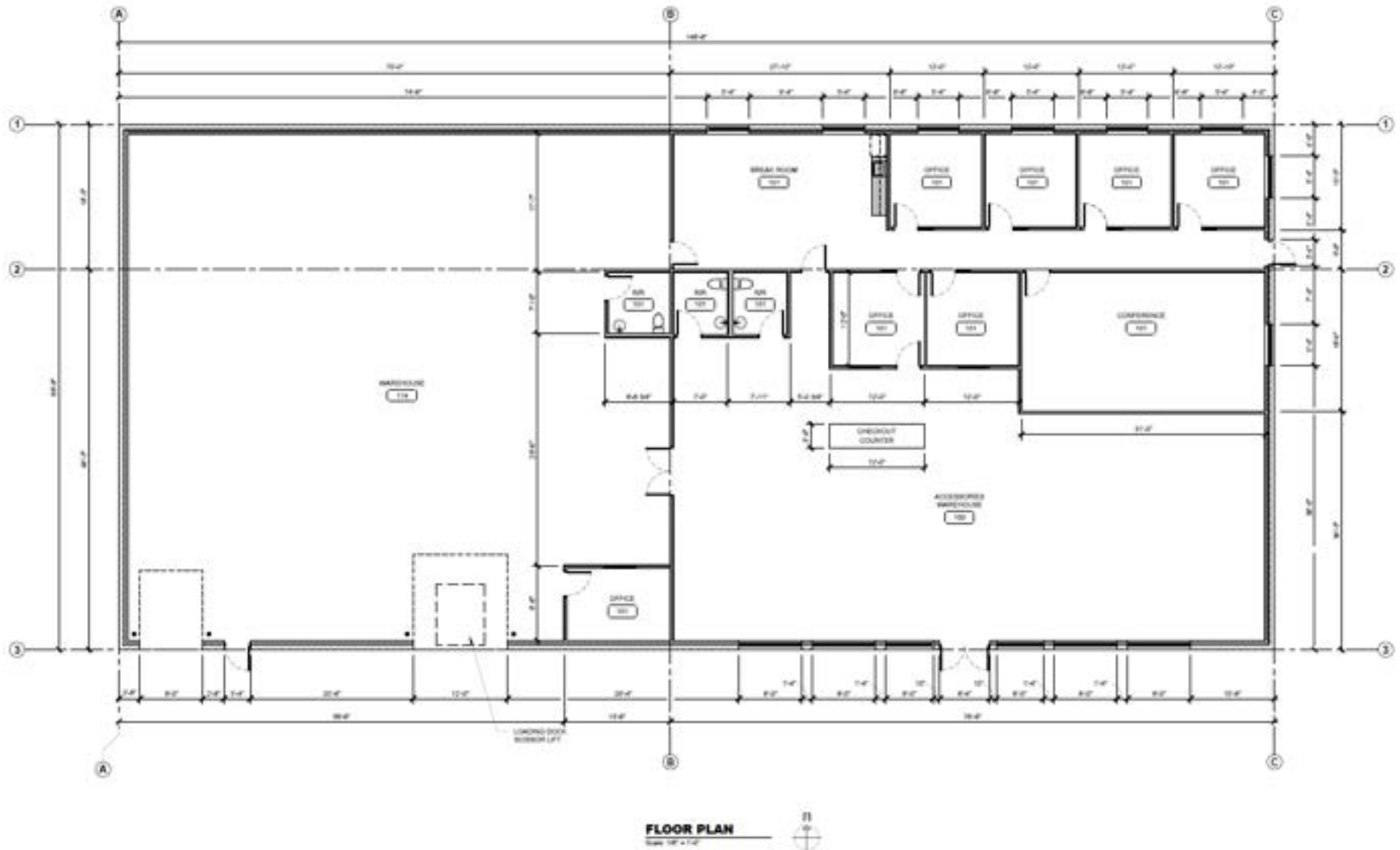


**Fully Fenced and
Paved Yard**

ADDITIONAL PHOTOS



FLOOR PLANS



RETAILER MAP

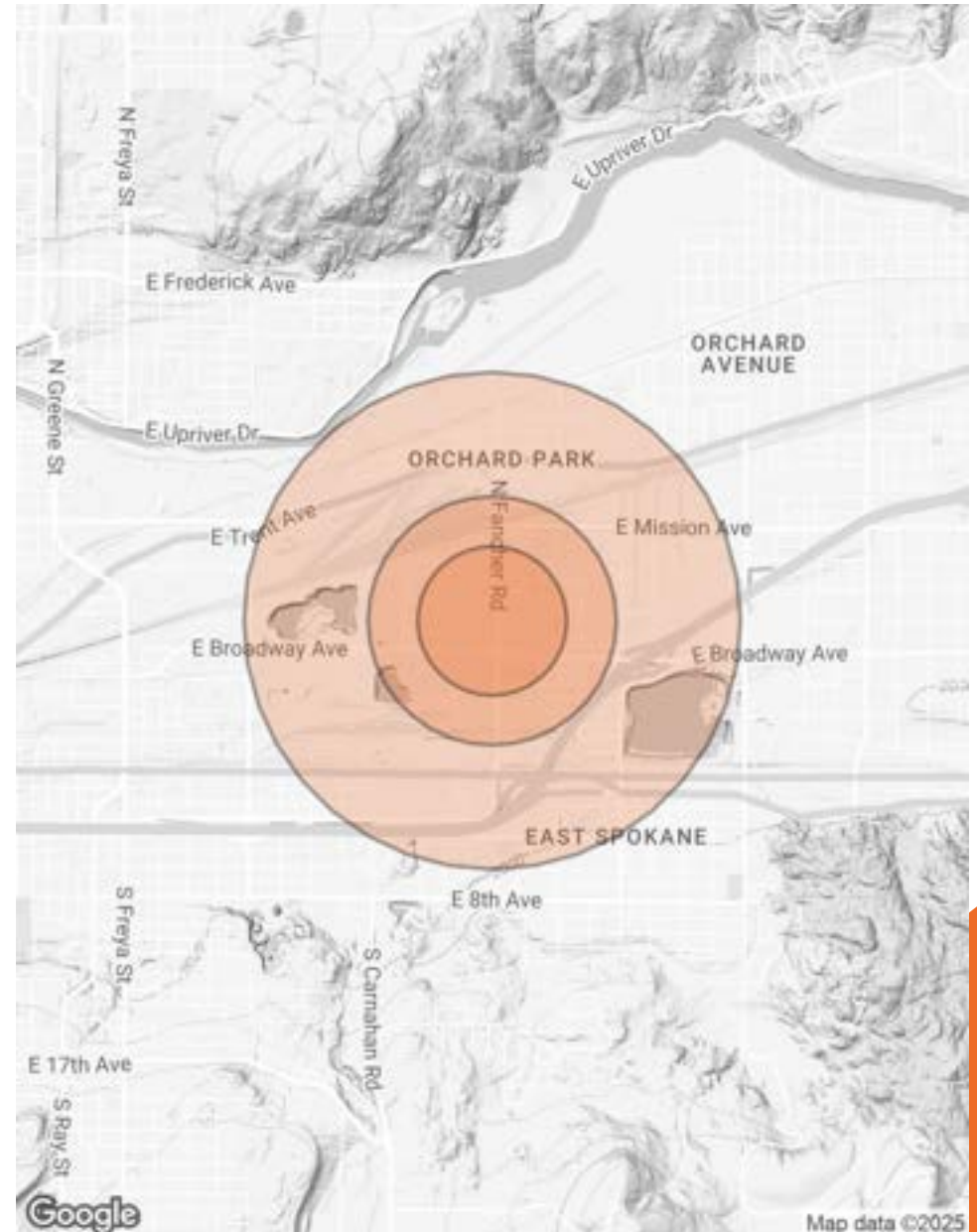


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	20	62	1,934
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	39	39	40
AVERAGE AGE (FEMALE)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	8	26	899
# OF PERSONS PER HH	2.5	2.4	2.2
AVERAGE HH INCOME	\$56,712	\$56,712	\$59,861
AVERAGE HOUSE VALUE	\$270,044	\$270,044	\$234,295

Demographics data derived from AlphaMap



ADVISOR BIO



GUY D. BYRD, SIOR

Designated Broker

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Direct: **509.321.2000** | Cell: **509.953.5109**

WA #17968 // ID #DB35767

PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a leading full-service firm in Spokane, Washington. Since launching SVN Cornerstone in 2015 through a strategic partnership with SVN International, Guy has built a high-performing, collaborative team serving clients throughout Washington, Idaho, and across the U.S.

With more than 38 years of experience and over \$500 million in closed transactions, Guy specializes in industrial and retail property development, representing national clients such as Caliber, McKinstry, Par Pacific, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. His leadership has earned multiple SVN President's Circle and Partner's Circle awards.

An active member of CCIM, ICSC, SIOR, and Greater Spokane Inc., Guy is a past president of the Spokane Commercial Real Estate Traders Club and serves on the Board of Directors for the American Red Cross Inland Northwest Region. He also supports Spokane schools through board service, panels, and fundraising.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

SVN | Cornerstone

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DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner (“Owner”), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

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This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease 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 Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner’s sole discretion. By submitting an offer to lease, a prospective lessee 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 lessee, any prospective lessee should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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