



INDUSTRIAL OFFICE & WAREHOUSE BUILDINGS FOR LEASE

6405 & 6401 N. Pittsburg St, Spokane, WA



OFFERING SUMMARY

Price	\$1/SFT/MO/NNN
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Estimated NNN	\$3/SFT/YR
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Total SFT	8,600 SFT
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Land Area	0.84 AC
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APN	36283.1917 36283.1916
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Available	09/01/2025
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*Can lease the spaces together or separately



[PROPERTY VIDEO - CLICK HERE](#)



A prime commercial property offering exceptional potential for your business/investment needs. Currently being used as a warehouse/office space. Located in a high-traffic area, this property combines convenience and visibility, making it an ideal location for a variety of uses. The building features a versatile layout with ample space, including an additional second-floor office space.

PROPERTY OVERVIEW

- Zoning: Light Industrial (LI)
- Year Built: 1978
- Renovated: 1989
- Parking: 22 Stalls
- 7 Offices
- 2 Bathrooms
- Conference Room
- Break Room
- Building SFT: 5,400 SFT
- Warehouse Space: 2,574 SFT
- Warehouse Dimensions: 78' depth x 33' width
- 14' Clear Height
- One 7'h x 8'w OHD
- Two 14' x 14' OHD
- 208/120/3phase/200amps



DAINES CAPITAL
COMMERCIAL REAL ESTATE

This property features seven private offices and a second-floor loft with additional private workspaces. The layout includes a reception and waiting area, a well-appointed conference room, and two restrooms. Newly paved parking lot is scheduled for completion in Summer 2025.

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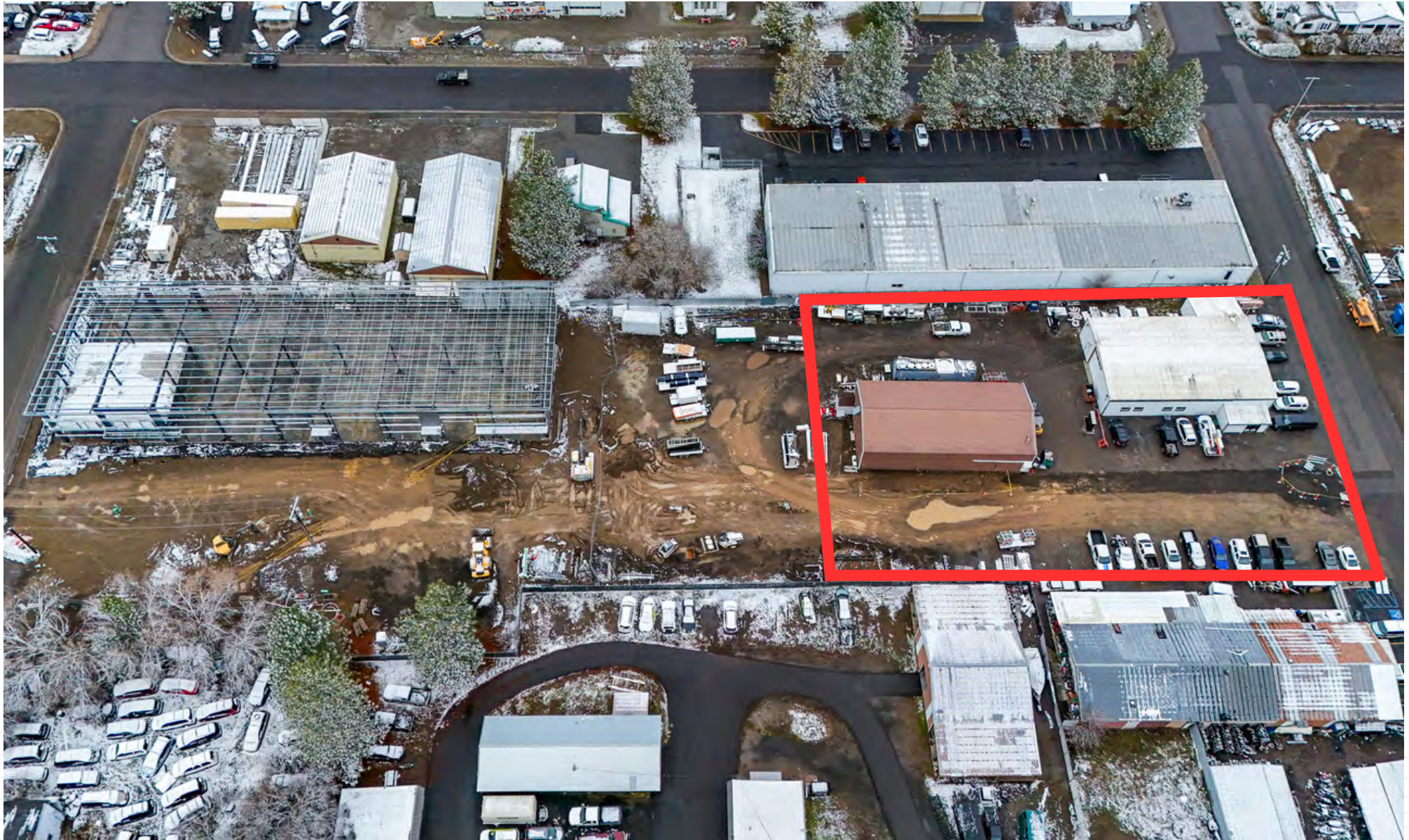
PROPERTY OVERVIEW

- Zoning: Light Industrial (LI)
- Year Built: 1983
- Renovated: 1994
- Parking: 20 Stalls
- Building SFT: 3,200 SFT
- Warehouse Dimensions: 80' depth x 40' width
- Ceiling Height: 20' Center, 14.5' on Eaves
- 208/120/3phase/200amps
- Airplane Hanger Style Door: 20'w x 16'h
- Newly paved parking lot is scheduled for completion in Summer 2025.

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DEMOGRAPHICS	1 MILE	3 MILE	COLLECTION STREET	CROSS STREET	TRAFFIC VOL
Population	19,698	99,156	N. Nevada St.	E. Sitka Ave. N	25,766
Households	8,457	39,762	N. Nevada St.	E. Francis Ave. S	23,556
Median Age	37	36	E. Francis Ave.	N. Cincinnati St. W	22,326
Median HH Income	\$46,270	\$53,667			
Daytime Employees	3,034	42,672			
Population Growth '24-'29	6.51%	6.22%			
Household Growth '24-'29	6.69%	6.40%			

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