

# North Spokane Industrial for Sale or Lease

5817-5827 N. Florida

*Fenced Yard, Two Parcels, Clear Span*



## Property Information:

### 11,760 SF Total SF

5817 N. Florida: 1,200 SF

Shop w/roll up door. Heat. No restroom.

5827 N. Florida: 10,560 SF

Two large bays approx. 5,000 SF each.

Approximately 1,200 SF office total.

One small, bay 560 SF

Zoning: Light Industrial

Two separate Parcels:

5817: 36341.2914 Lot size: 6,200 SF (.14 acre)

5827: 36341.2907 Lot size: 18,786 SF (.43 acre)

## Features:

Power: Industrial Service in place (to verify)

Heat: HVAC in office/FAG in warehouse

Construction: Steel, Clear span

Exterior: Metal, Insulated

Crane Tracks: (2) tenant to verify rating

Yard: Fenced, mostly paved

## Occupancy:

Current tenant in 5817: Available with 30-day notice

Current tenant in 5827: Vacating by April 1, 2026.

Main Building can be leased as 5,000 or 10,560 SF

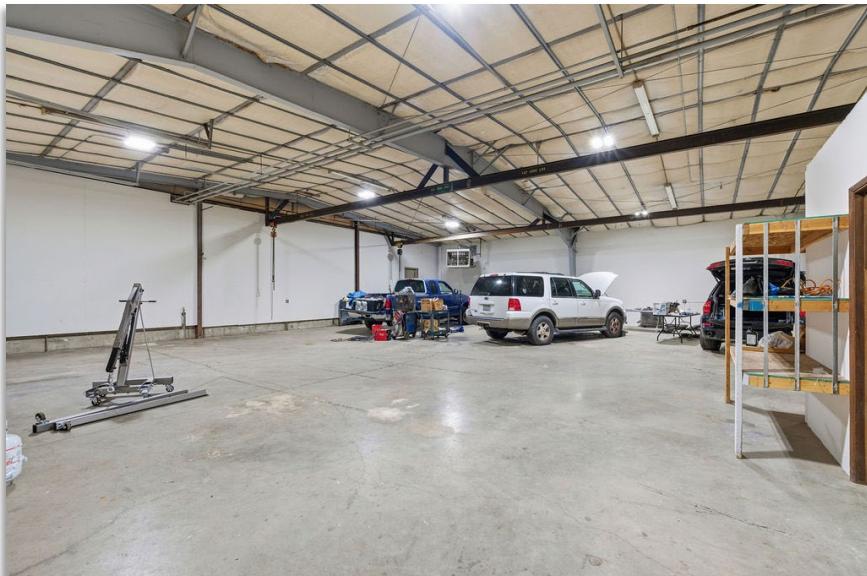
**Lease Rate:** \$8.00/SF/YR NNN

(NNN's \$0.74/SF/YR est. tax/ins.)

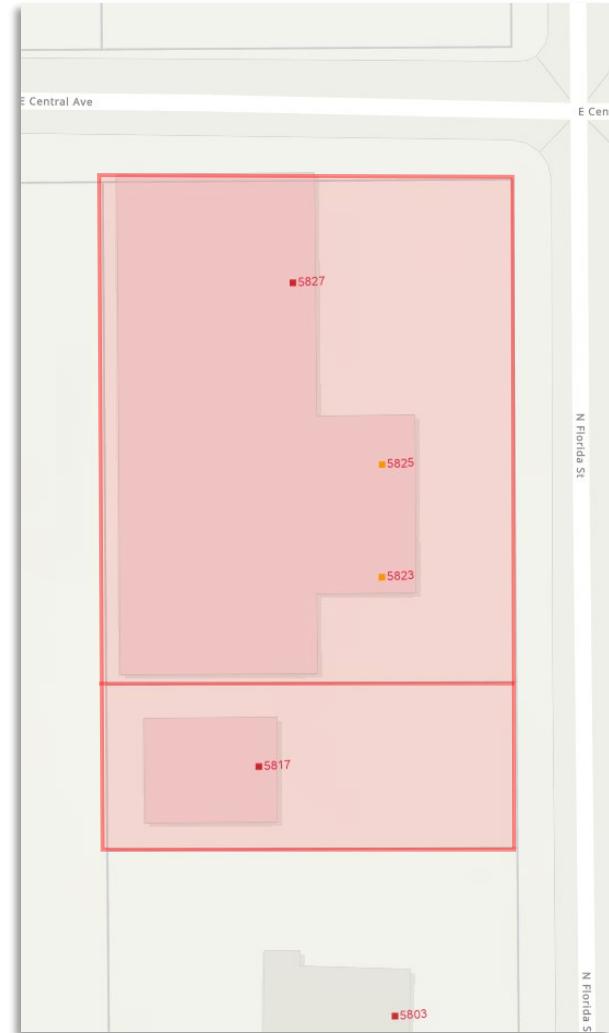
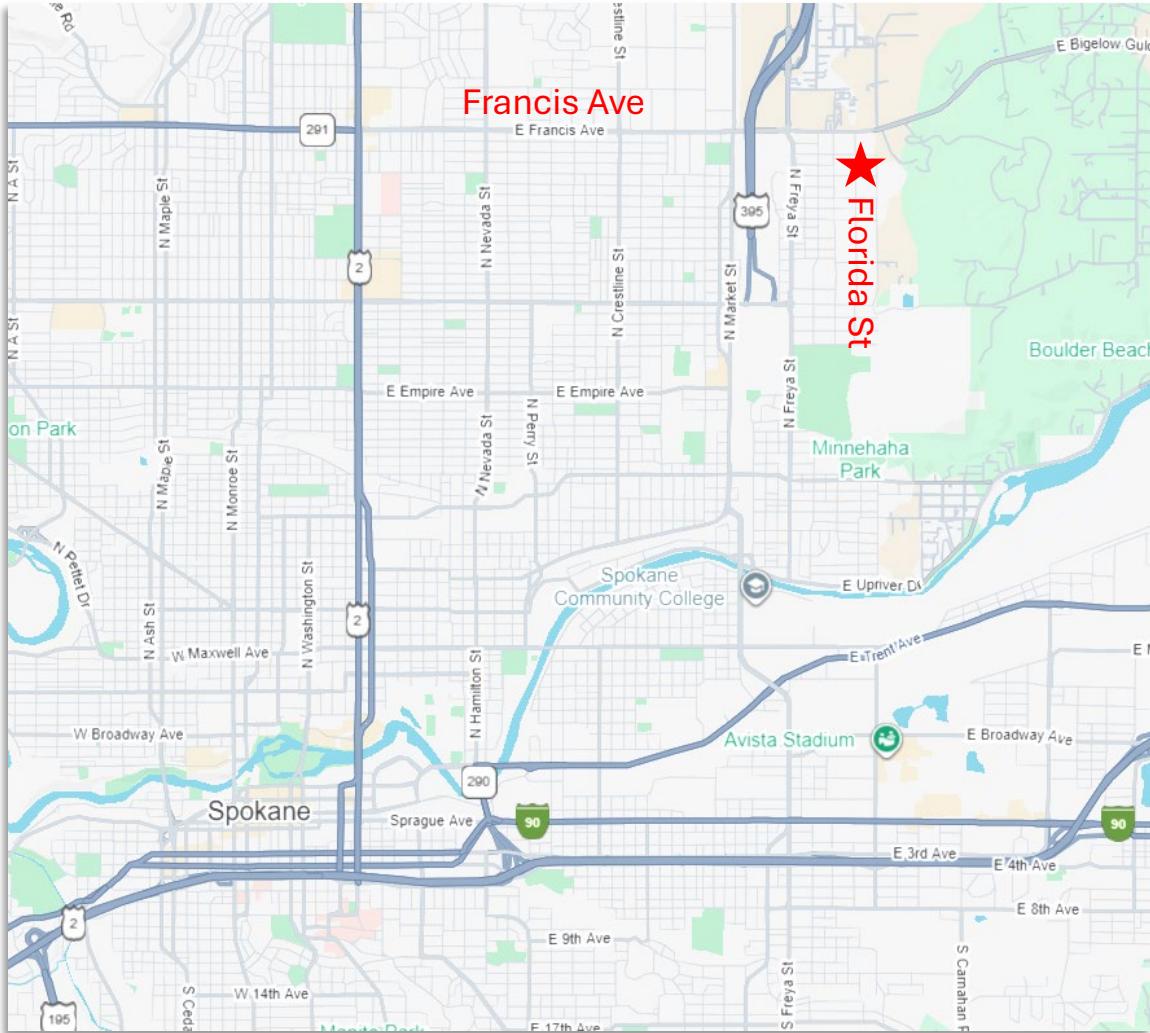
**Sale Price:** \$1,150,000



# Attractive for owner-user or value-add investor



# 2 Blocks South of Francis-Easy Access



For a showing, or more information call:  
**Vic Overholser, SIOR (509) 251-1934**

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# Owner-User or Industrial Investor – in North Spokane

5817-5827 N. Florida

*Conceptual rendering showing potential improvements*



*Ideal For:*  
Contractors & trades  
Fleet & service companies  
Light manufacturing  
Owner-user industrial  
Outside storage users

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