

BARKER LOGISTICS CENTER

3614 N. BARKER ROAD

LEED
CONSTRUCTION

AVAILABLE FALL 2026
SHELL RATE NEGOTIABLE

86,000 SF • 32' CLEAR
150' TRUCK COURT
DEMISABLE TO 17,500 SF

48-ACRE
BUILD-TO SUIT SITE

BARKER ROAD & GARLAND AVENUE

86,000 TO 350,000+
SQUARE FEET AVAILABLE



DEAN STUART

VICE PRESIDENT
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CHASE BRECKNER

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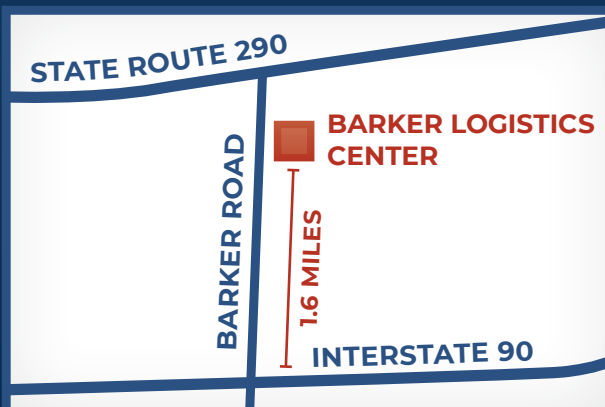
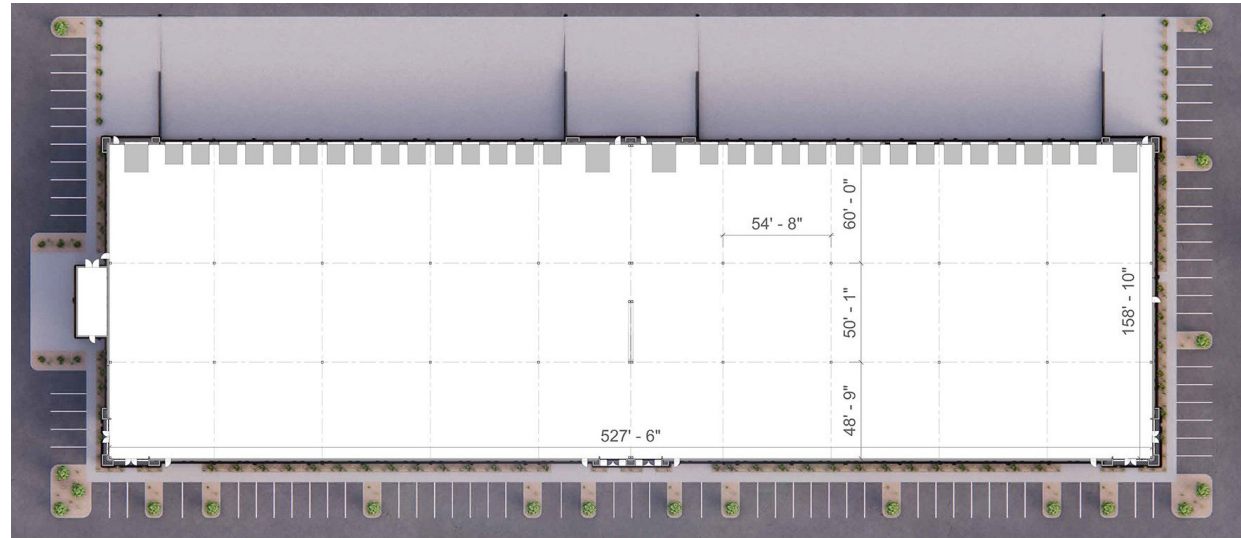
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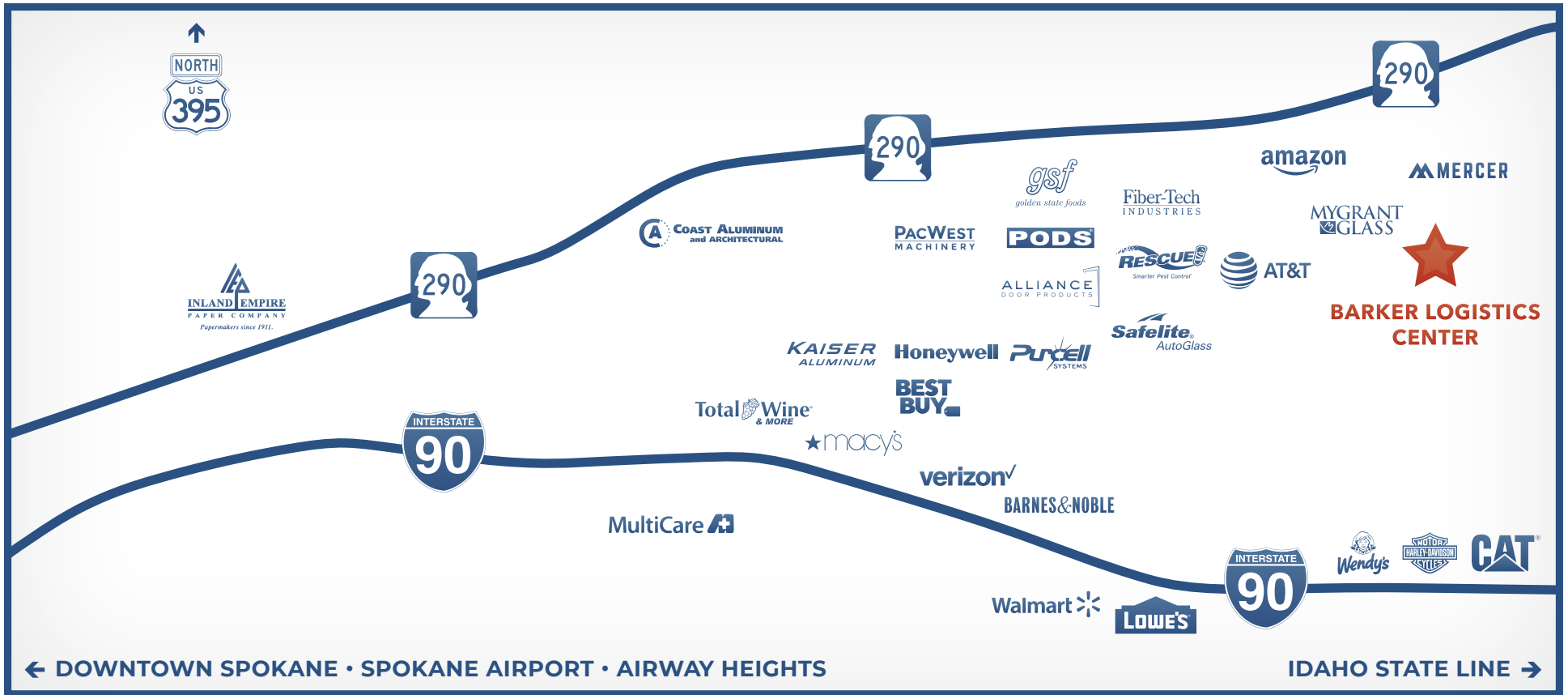
PROPERTY FEATURES

- BUILDING SITE:** Grade Level
- SQUARE FOOTAGE:** 86,000 SF
Demisable to 17,500 SF
- OFFICE AREA:** Build to Suit
- CLEAR HEIGHT:** 32'
- POST CONFIG:** 60' Speed Bays
54'x50' +/-
- INSULATION:** R-38 Roof Deck
R-15 Wall
- OVERHEAD DOORS:** 4 - Grade Level
30 - Dock High
- LIGHTING:** LED
- ELECTRICAL:** Up to 2,000 Amps/
277/480 Volt, 3 Phase
- FIRE SPRINKLER:** ESFR

*SHELL RATE NEGOTIABLE
PSF/MO NNN*

BUILDING LAYOUT





SPOKANE, THE CONNECTION CITY

Barker Logistics Center is located in the heart of the greater Spokane/Coeur d'Alene industrial corridor. Adjacent to the 5,000,000 square foot Spokane Business and Industrial Park and Amazon's new 1.3 million square foot fulfillment center, this location is ground zero for some of the nation's largest distribution and manufacturing companies. Nearby Interstate 90 offers quick and easy freeway access to all points from Seattle to Missoula. Crown West Realty, developers of Barker Logistics Center, control over 5,000,000 square feet of industrial product in the Spokane market. This depth of product and market share allows Crown West to provide the most competitive lease rates in the market. In addition, our in-house team of management, maintenance and construction personnel make every project seamless from beginning to end.



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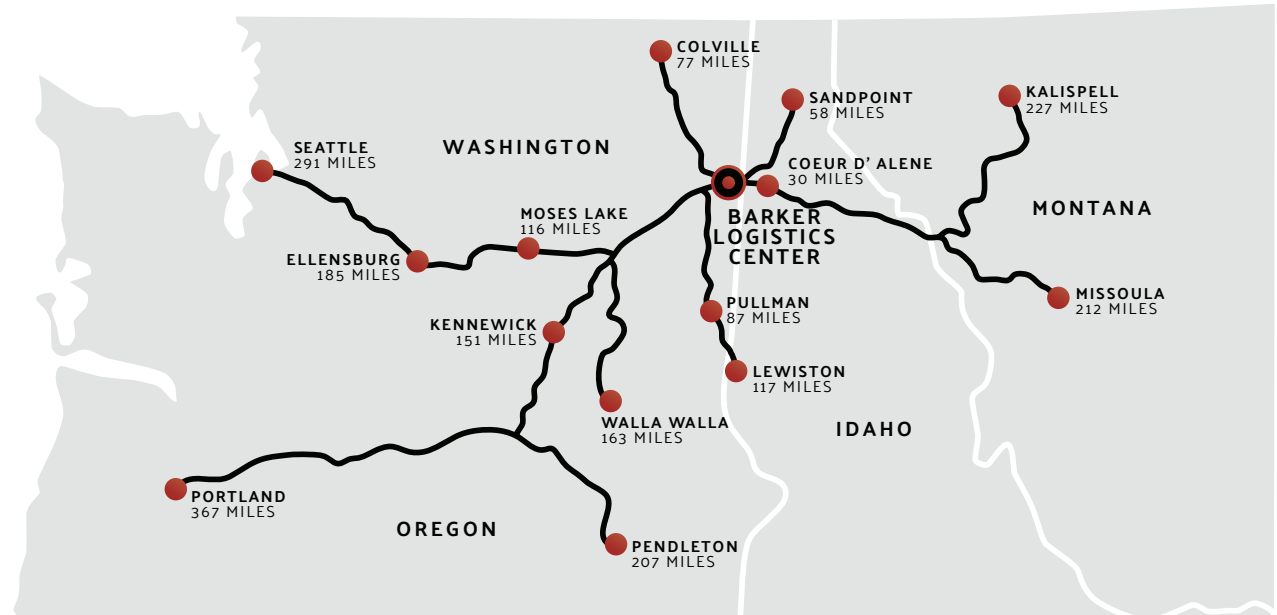
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BARKER ROAD & GARLAND AVENUE

The largest city between Seattle and Minneapolis, Spokane is a natural site for distribution and logistics companies. Interstate 90, a major trans-continental highway, runs through the center of Spokane County, bisecting the cities of Liberty Lake, Spokane Valley, and Spokane. It is the northernmost, east-west, coast-to-coast highway in the country providing access from Seattle to New York. I-90 is the longest Interstate Highway in the United States at over 3,000 miles. Seattle is 279 miles west of Spokane, an approximate four-hour drive. North-south routes include US Highways 195, 395, 2 and I-95 and connect Spokane and North Idaho to the Canadian border 110 miles to the north, and as far as Mexico to the south.



20 Minute Drive
to Spokane
International Airport



Easy I-90 and
SR 290 Access