

INDUSTRIAL SITE FOR LEASE

FENCED YARD SPACE

**3900 E. FRANCIS AVE. & 6103 N. MYRTLE ST.
SPOKANE, WA 99217**



OFFERING SUMMARY

Lease Rate	\$16,000/MO*
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Lease Term	Negotiable
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Available	Within 60 Days
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No. of Parcels	2
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Land Size	5.66 AC 246,550 SFT
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Zoning	HI
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APN	36341.0601 36341.0108
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*Owner will consider offers from qualified buyers.
Contact broker for additional details.



**STEVEN DAINES
SETH PETERSON**

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PROPERTY DETAILS

- Fully fenced along both parcels
- Flat land
- Sidewalks around entire property
- 2 curb cuts along E. Francis Ave. ★
- Surrounding streets fully paved
 - N. Julia St.
 - E. Dalke Ave.
 - N. Myrtle St.
- Water available in 3 locations
- 3 Phase Power
- Est. 30 Days to remove current possessions of the property
- Great surrounding neighbors including:
 - Vermeer Mountain West, SiteOne Landscape Supply, US Foods, Maverick, Safeway, Hitters Golf Lounge, Shoot 360



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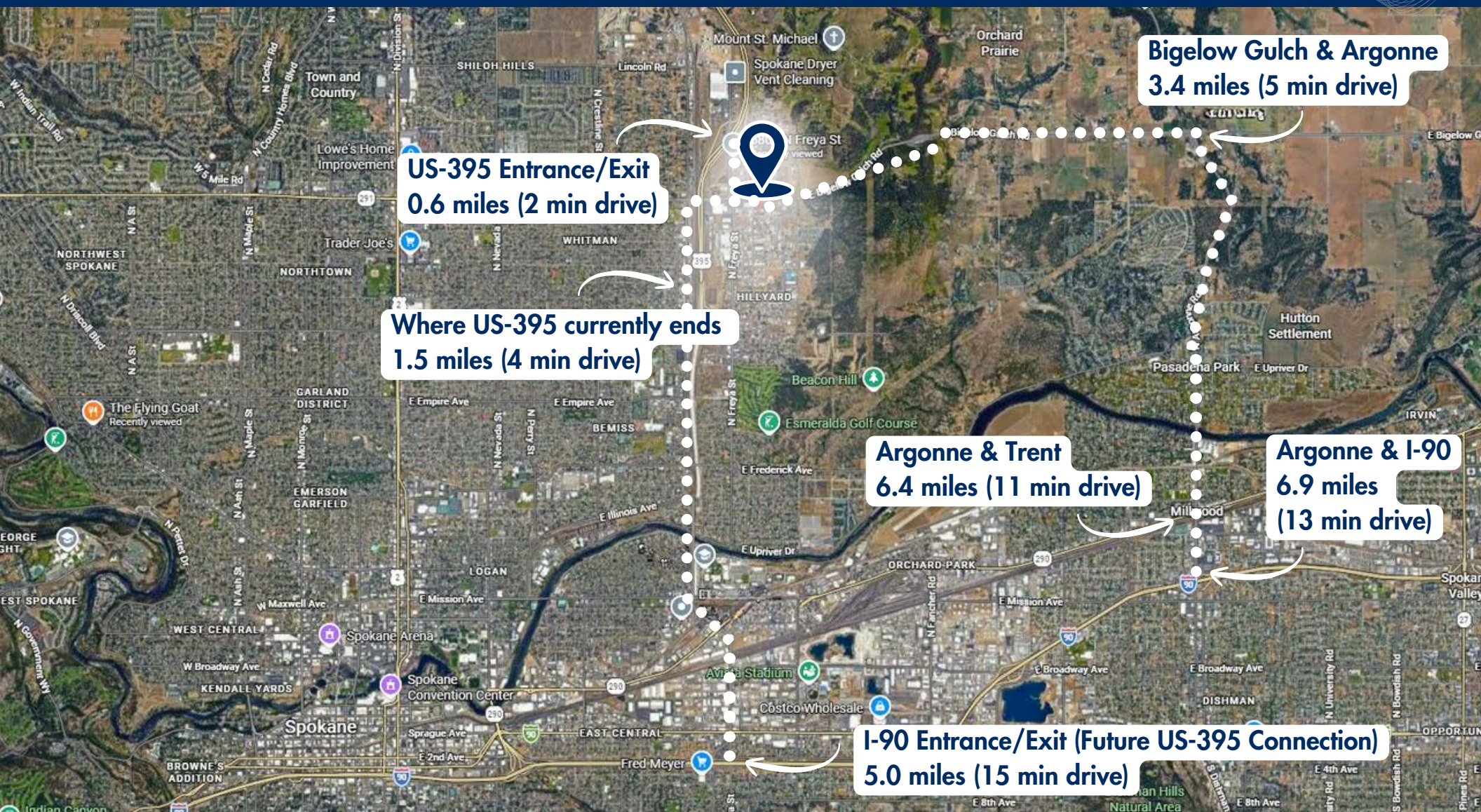
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DEMOGRAPHICS	1 MILE	3 MILE
Population	3,887	65,959
Households	1,528	26,890
Median Age	39	38
Median HH Income	\$47,828	\$57,610
Daytime Employees	3,055	25,695
Population Growth '25 - '30	2.24%	1.44%
Household Growth '25 - '30	2.16%	1.45%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. Market St.	Decatur Ave. N	18,494
E. Francis Ave.	N. Freya St. E	18,294
E. Bigelow Gulch Rd.	N. Havana St. SW	16,075

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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