

ADAPTIVE WAREHOUSE FOR LEASE

STORAGE WAREHOUSE/FLEX - HIGH TRAFFIC LOCATION

**3606 E. WELLESLEY AVE.
SPOKANE, WA**



OFFERING SUMMARY

Lease Rate	\$1.10/SFT/MO/NNN
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Est. NNN	\$0.30/SFT/MO
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Office SFT	2,500 SFT
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Warehouse SFT	4,500 SFT
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Bldg. SFT	7,000 SFT
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Lease Term	Negotiable
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Available	Now
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***MOVE IN SPECIAL:**

Up to 2 months rent FREE for qualified tenants.



PROPERTY VIDEO - CLICK HERE

**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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PROPERTY DETAILS

LAND AREA	0.36 AC	ZONING	INDUSTRIAL	CONSTRUCTION	METAL
YEAR BUILT	2007	APN	35031.0920	LOADING DOORS	3 OHD - 12' X 14'
BATHROOMS	2	PARKING	9 STALLS	BLDG HEIGHT	24'
OFFICES	6	POWER	400AMP 200 2 PHASE & 3 PHASE	CLEAR HEIGHT	18'

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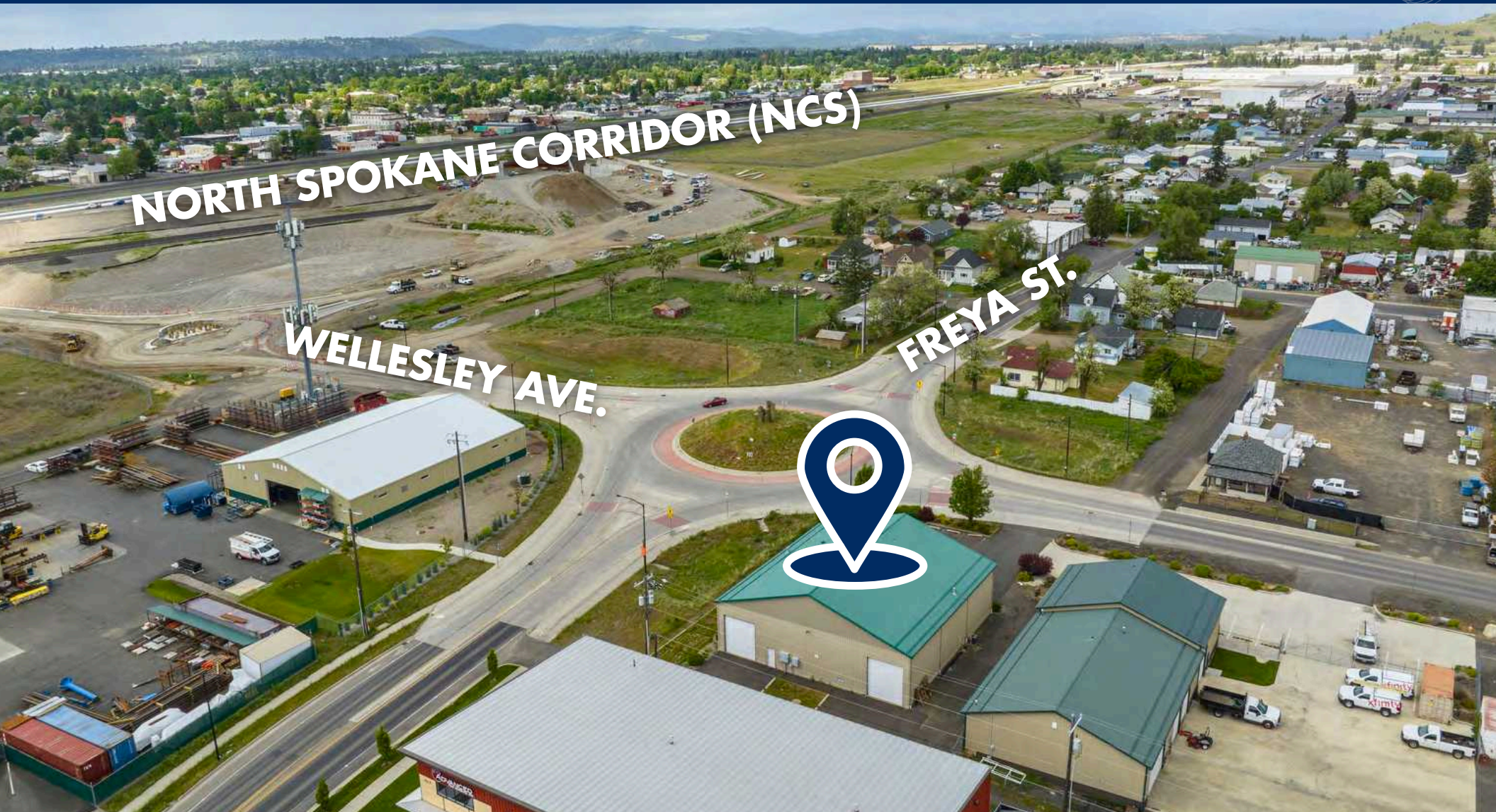
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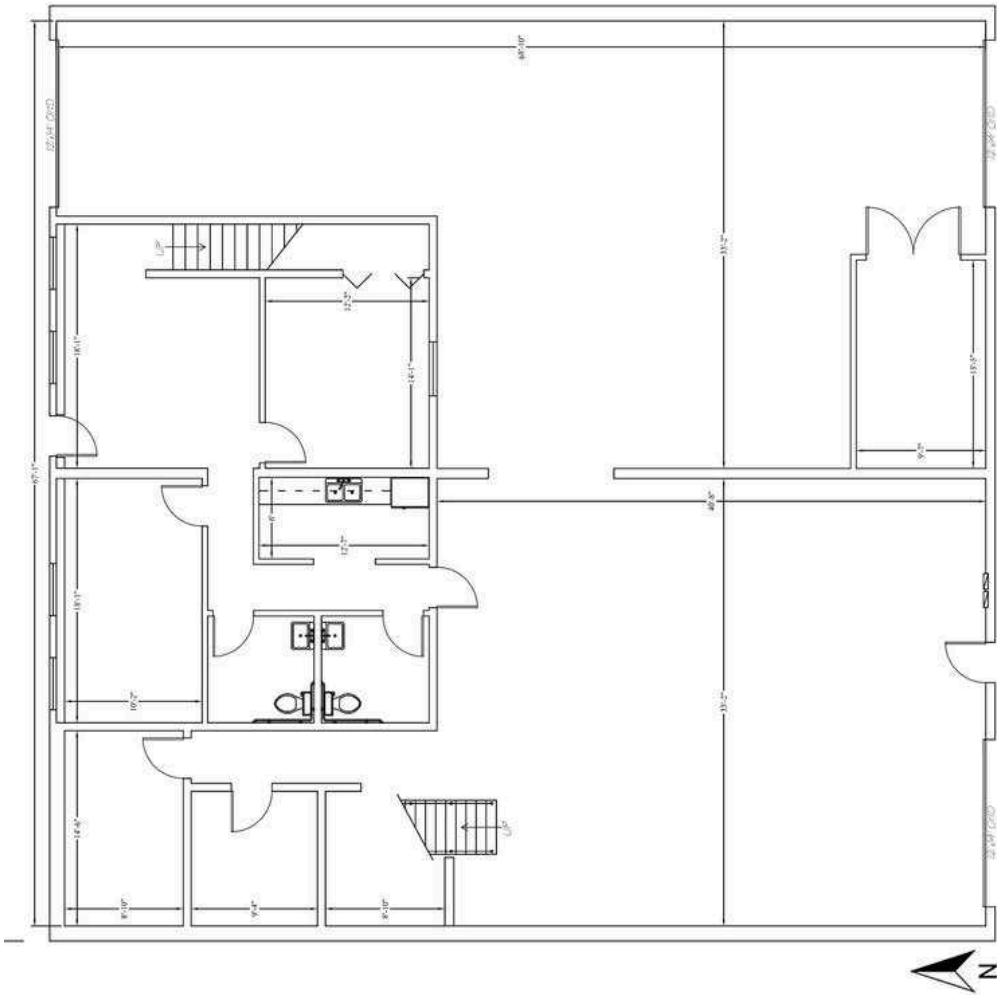
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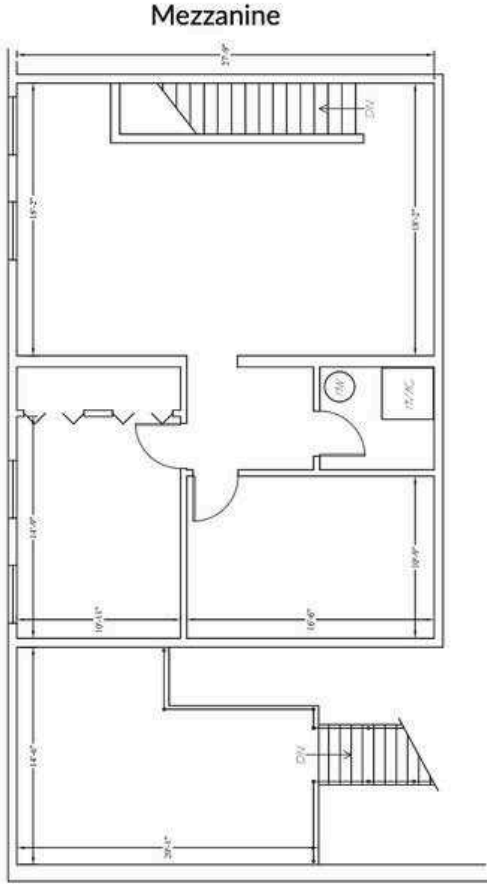


FLOOR PLAN

WELLESLEY AVE.



FREYA ST.



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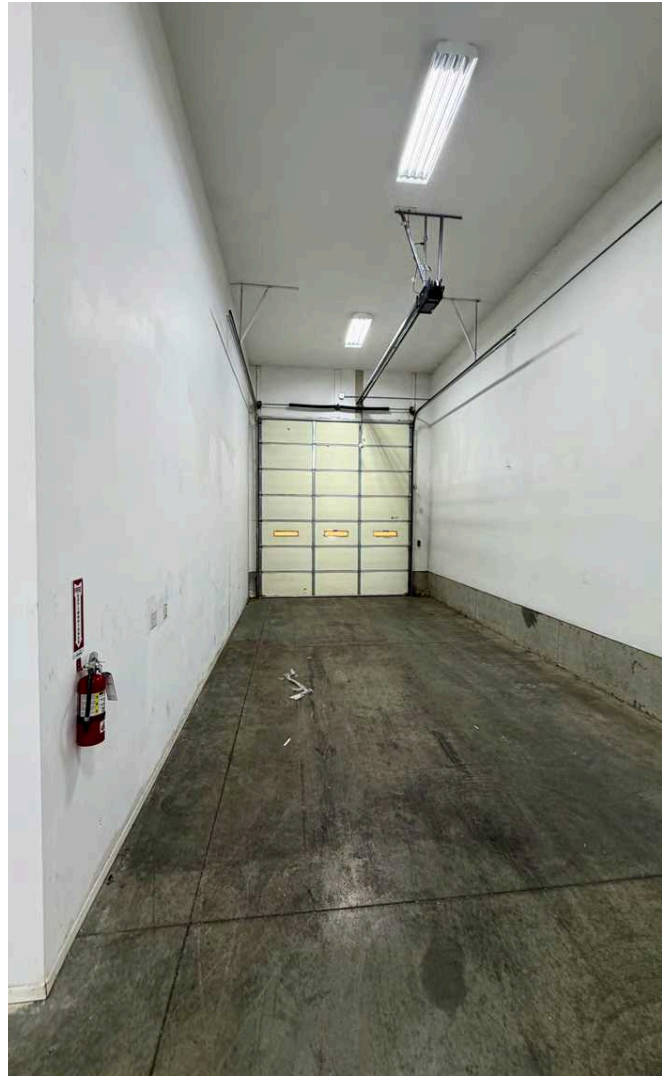
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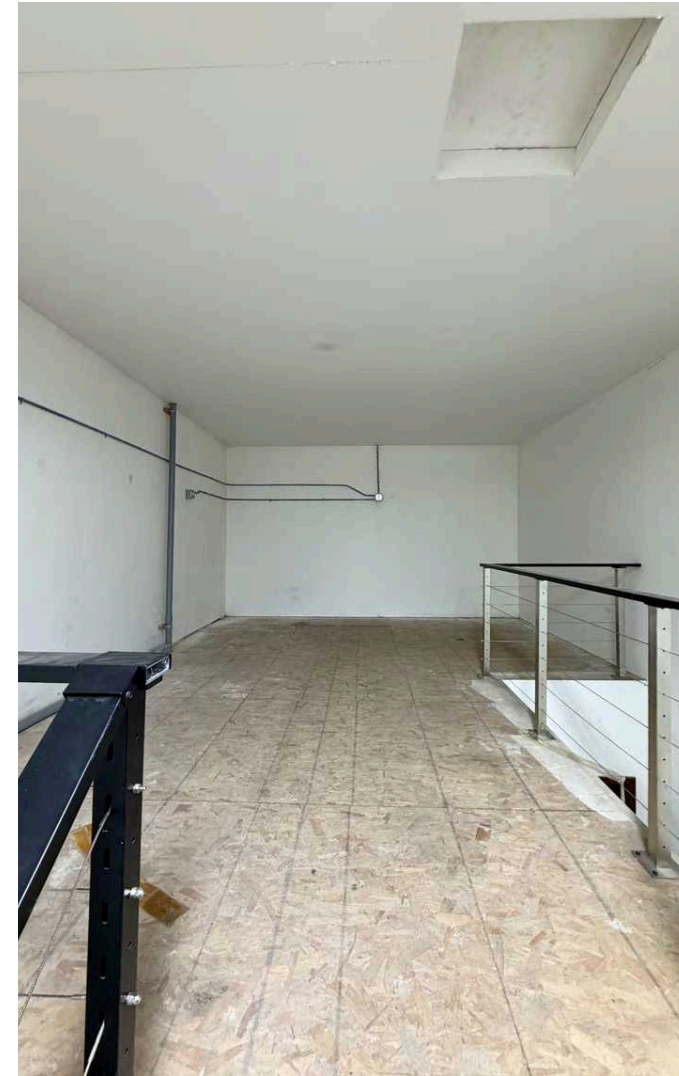
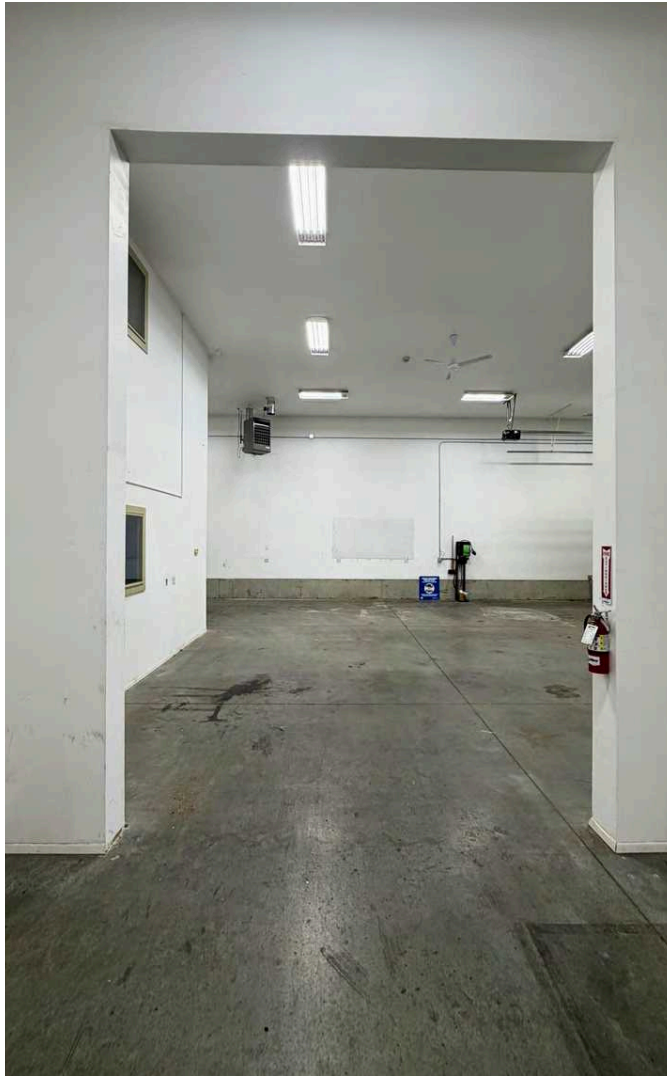
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DEMOGRAPHICS

	1 MILE	3 MILE
Population	7,891	78,281
Households	3,040	31,306
Median Age	38	36
Median HH Income	\$48,985	\$56,617
Daytime Employees	4,402	37,808
Population Growth '25 - '30	1.89%	1.39%
Household Growth '25 - '30	1.84%	1.40%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

N. Market St.	N. Haven Pl. N	36,011
N. Market St.	N. Haven Pl. S	14,522
N. Haven Pl.	N. Rich Ave. NW	14,048



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