

FOR SALE OR LEASE



LOCATION:	South of Thorpe Road and just west of the Geiger/Grove I-90 Interchange 27, minutes to downtown Spokane and the Spokane International Airport
SITE:	±146,362 SF (3.36 acres) per county records; Parcel No. 24041.0306; site is fully fenced
ZONING:	LI, Light Industrial per Spokane County
IMPROVEMENTS:	Total Footprint Area: ±25,200 SF Office Area: ±2,000 SF Warehouse Area: ±23,200 SF HVAC: Forced air gas w/electric AC in office area; gas unit heaters in warehouse area Overhead Doors: Seven (7) dock doors with levelers; one (1) grade overhead door Clearance: ±21' Power: 1200 amp, 3 phase per panels Age: 1987 Construction Type: Concrete tilt up with metal roof Notes: All new LED lighting installed in 2021 Available: May 1, 2027, leased to Bakemark USA through April 30, 2027
LEASE PRICE:	\$17,500.00/Mo/NNN, beginning May 1, 2027
SALE PRICE:	\$4,000,000.00

OFFICE/ WAREHOUSE DISTRIBUTION FACILITY |

4616 S. Ben Franklin
Lane, Spokane, WA

**View
Location**



MARK LUCAS, SIOR

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4616 S. Ben Franklin Lane,
Spokane, WA 99224

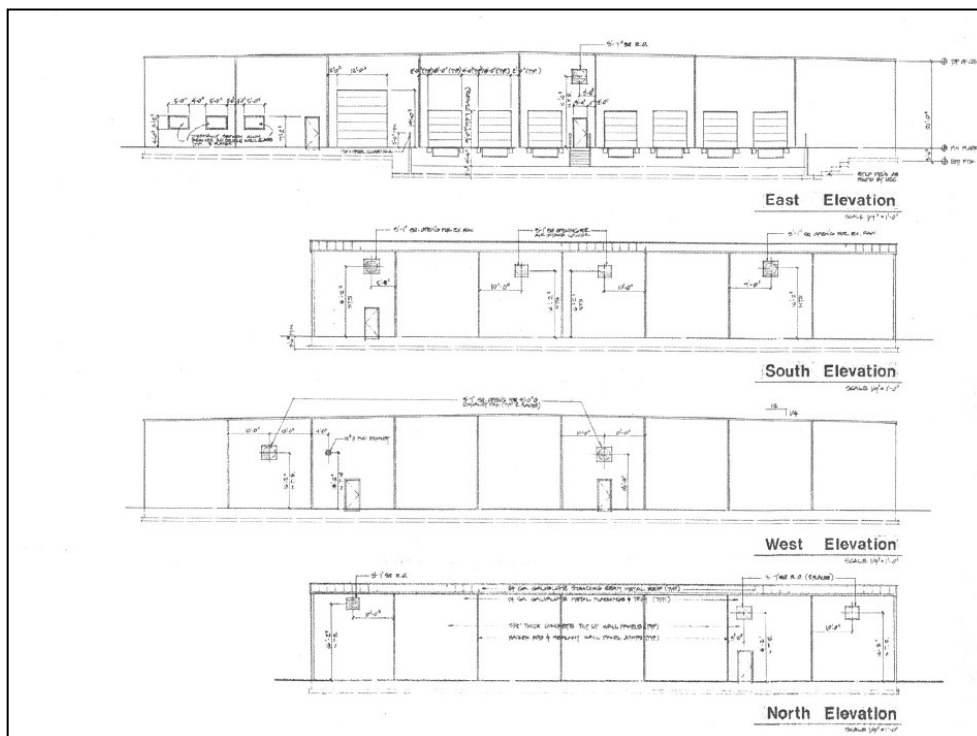
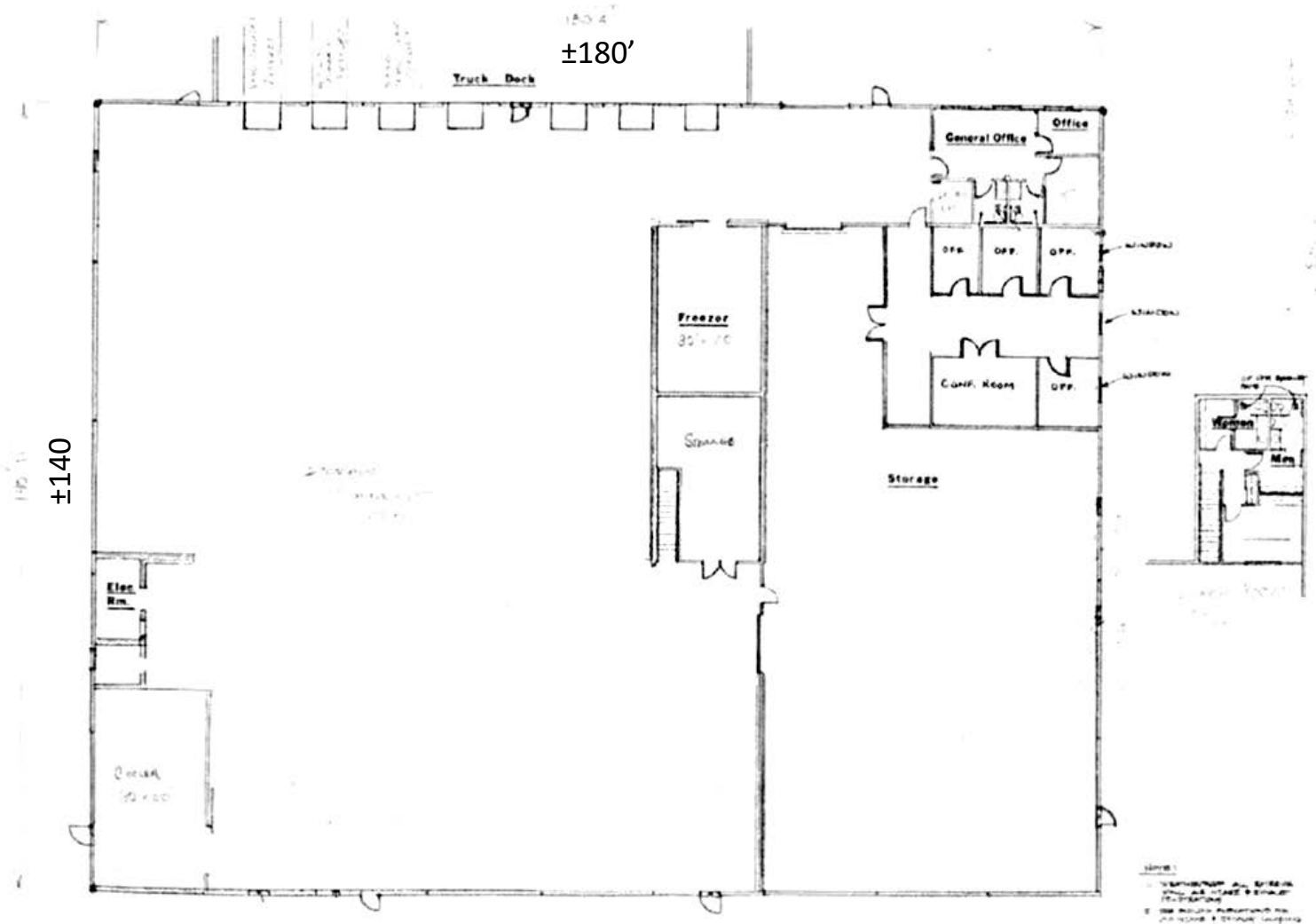


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FLOOR PLAN

4616 S. Ben Franklin Lane, Spokane, WA 99224



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