

For Lease
Warehouse

NAI Black



3117 E. Sanson Ave.

Spokane, Washington 99217

Property Highlights

- Building Size: 8,560 SF ±
- Lot Size: 15,689 SF ±
- Storage/Distribution (No Heat)
- Office Restrooms Need Remodeled/Updated
- Estimated NNN Expenses: \$0.05 PSF/Monthly



Lease Rate: \$0.45 SF/month (Warehouse)

For more information

Jim Orcutt

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300
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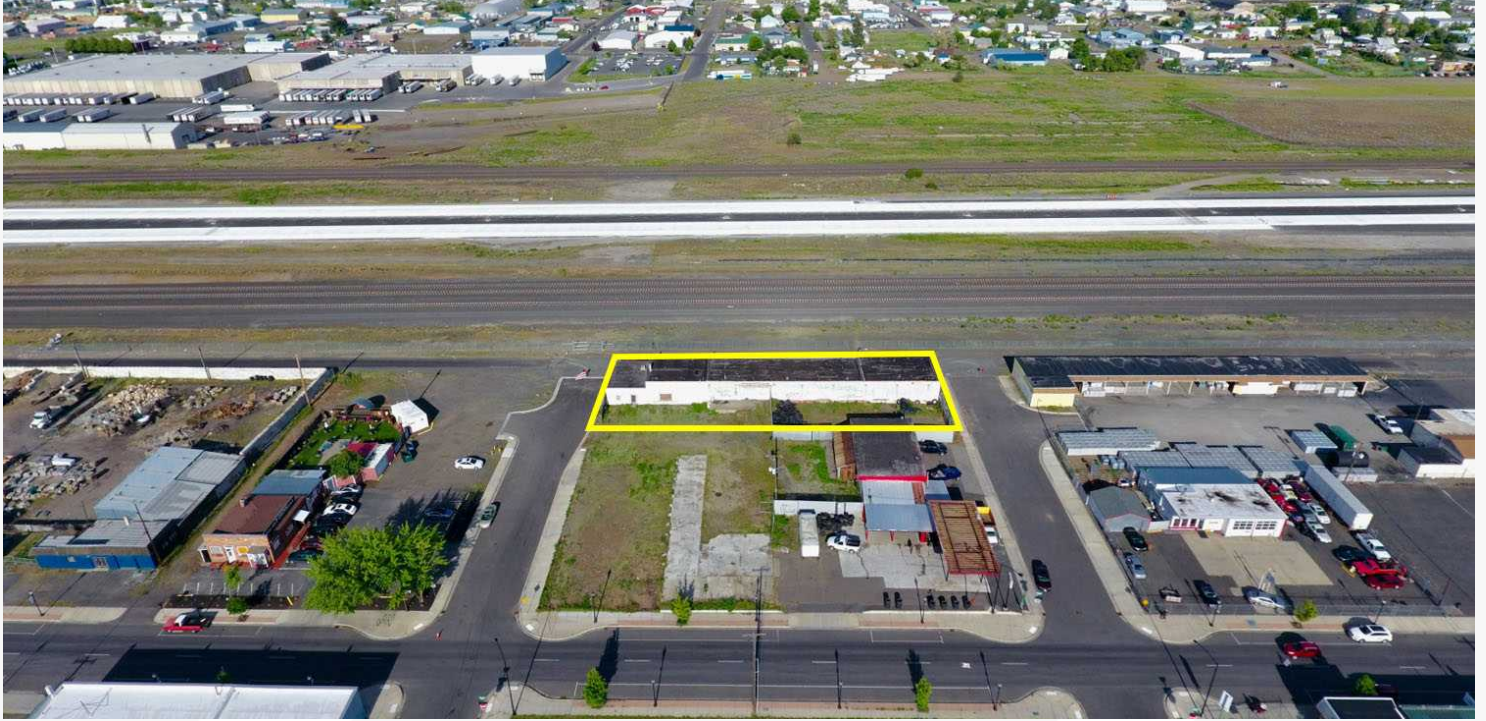
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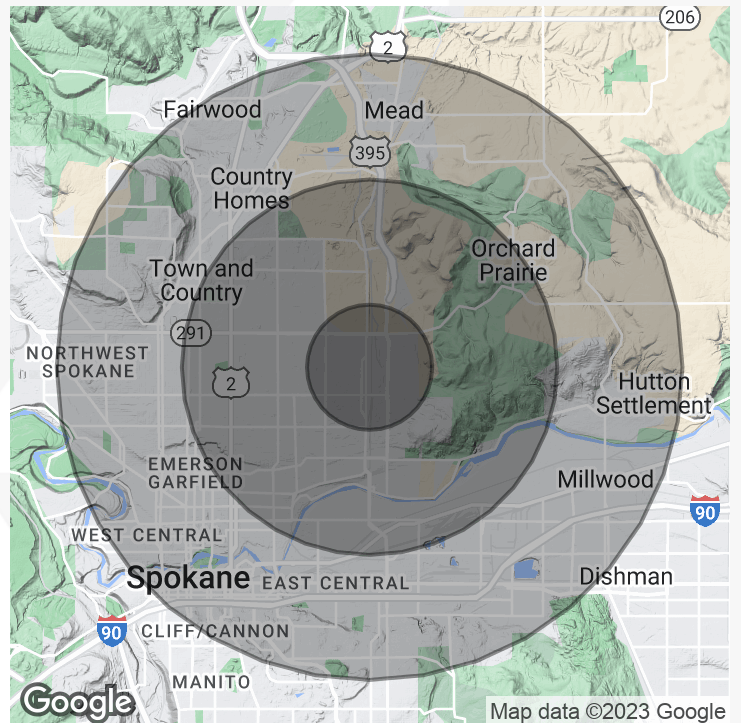
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Population	1 Mile	3 Miles	5 Miles
Total Population	19,554	101,098	202,707
Average Age	35.4	35.5	36.4
Average Age (Male)	35.6	34.7	35.9
Average Age (Female)	39.0	36.9	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,766	40,382	80,824
# of Persons per HH	2.2	2.45	2.40
Average HH Income	\$60,162	\$72,127	\$76,498
Average House Value	\$154,707	\$154,695	\$182,752

* Demographic data derived from Esri forecast for 2022



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