

For Lease New Construction  
**Industrial/Flex**



## 6522 N Lidgerwood

6430 - 6564 N Lidgerwood St  
Spokane, Washington 99208

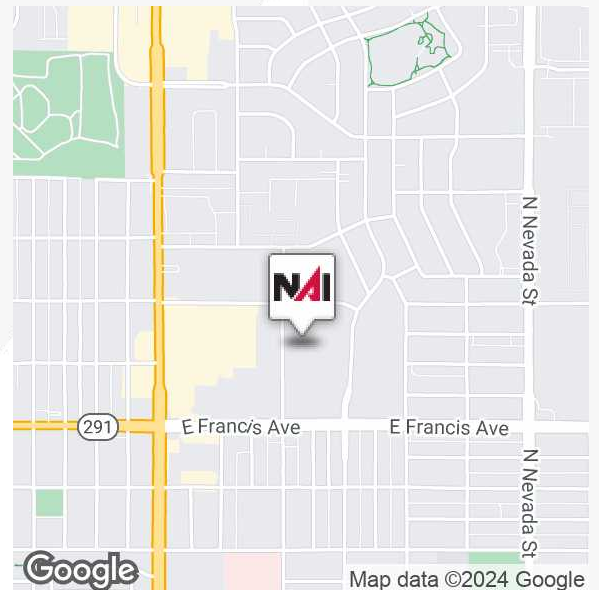
### Property Description

Building 6522: 19,601 SF ± (Office/Warehouse)

Total Lot Size: 4.46 Acres ±

Clear Height: 25'

5 Grade Doors (12' x 16')



**Lease Rate: \$0.75 SF/month (NNN)**

For more information

**Chris Bell, SIOR**

O: 509 622 3538

[cbell@naiblack.com](mailto:cbell@naiblack.com)

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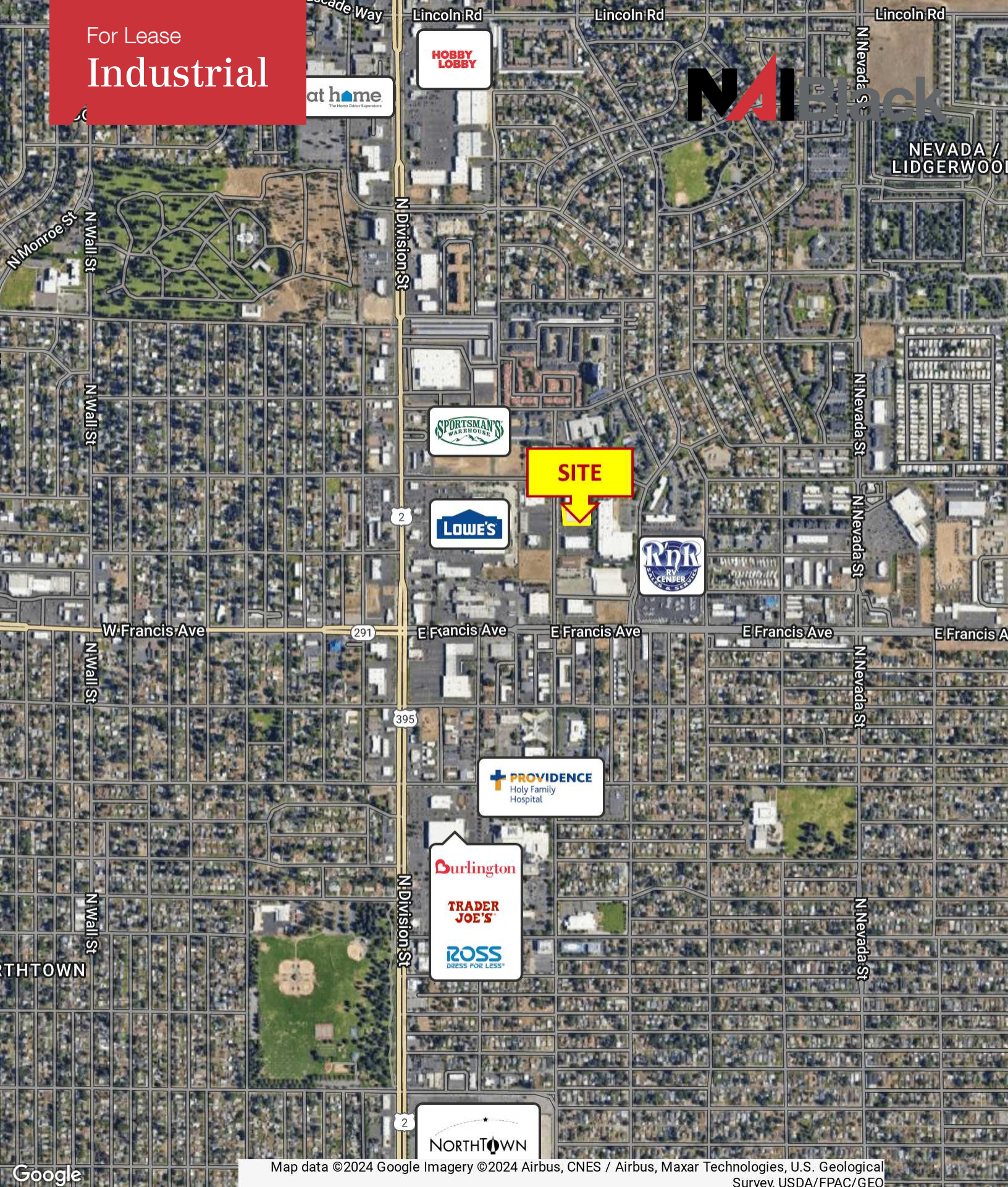
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For Lease  
**Industrial**



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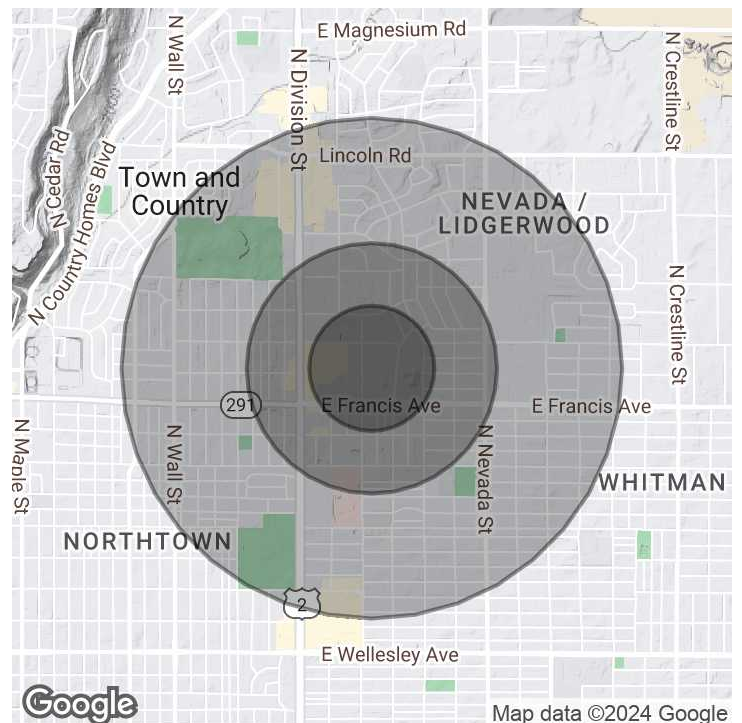


Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,371	6,058	17,707
Average Age	58.6	40.6	38.9
Average Age (Male)	59.6	40.2	36.9
Average Age (Female)	58.1	41.0	40.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	975	3,292	8,460
# of Persons per HH	1.4	1.8	2.1
Average HH Income	\$26,750	\$35,005	\$49,637
Average House Value	\$18,680	\$83,948	\$131,714

2020 American Community Survey (ACS)



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