

For Lease
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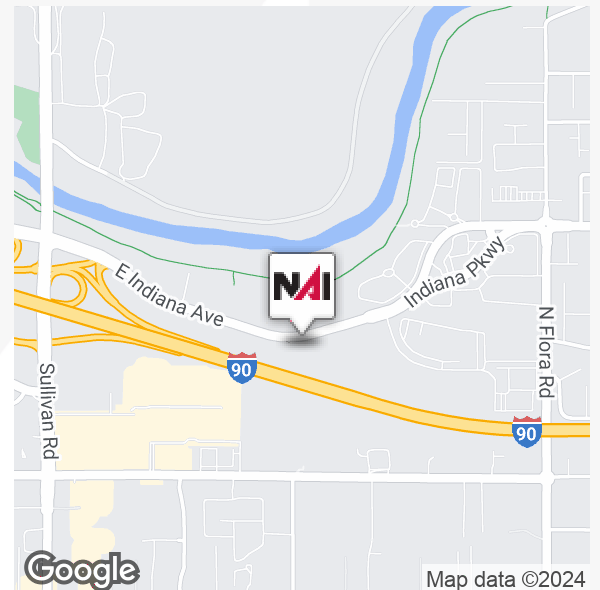
16212 E. Indiana Ave., Ste. B

Spokane Valley, Washington 99216

Property Description

- Space Available: 3,293 ± SF
- Site Size: 42,688 ± SF
- Zoning: Industrial Mixed Use
- Parcel Number 45131.0430
- High End Construction Along Interstate 90
- Digital 1-90 Billboard Availability
- Outstanding Exposure from Freeway & Indiana Ave
- Prime Spokane Valley Location
- Parking 5/1,000 SF
- Additional Storage Space Available
- Traffic Counts: E. Indiana Ave.: 13,100 VPD ±
Interstate 90: 87,725 VPD ±
- Tenant Improvement Allowance Available

Lease Rate: \$30.00 SF/yr (NNN)



For more information

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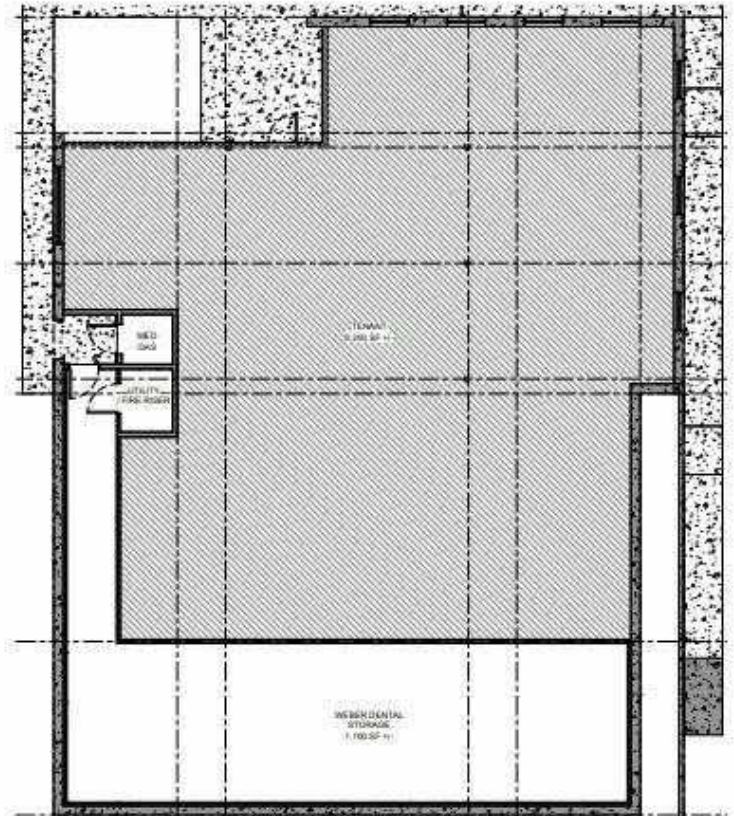
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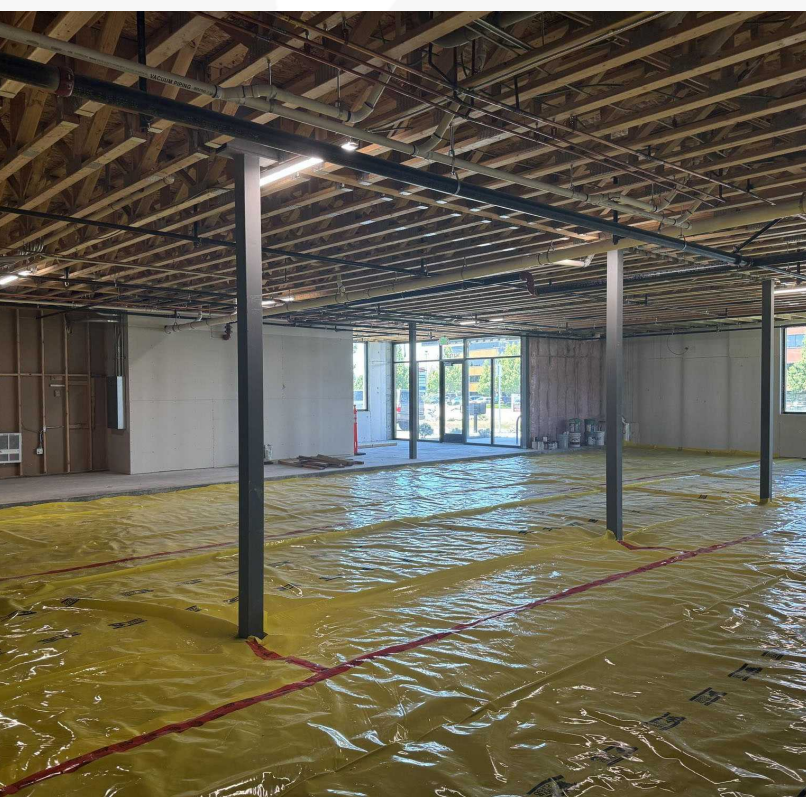


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Otis Orchards-East Farms



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Population	1 Mile	3 Miles	5 Miles
Total Population	8,376	68,319	123,039
Average Age	35.7	38.5	39.7
Average Age (Male)	36	39	39
Average Age (Female)	38	41	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,664	27,714	49,158
# of Persons per HH	2.27	2.43	2.47
Average HH Income	\$74,147	\$89,743	\$95,929
Average House Value	\$363,284	\$457,498	\$471,403

Demographics data derived from Esri forecast for 2023

