

For Lease

Flex/Industrial Bay

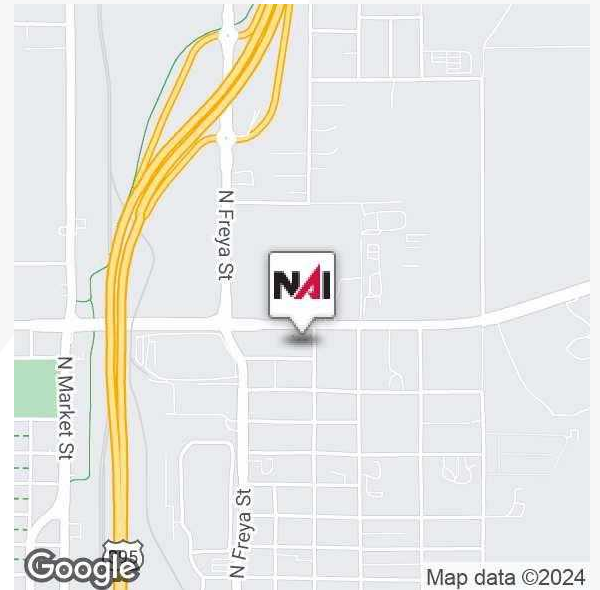


3707 E. Decatur Ave., Bay #9

Spokane, Washington 99217

Property Highlights

- Available Bay: 1,500 SF +/-
- 30'x50'
- 12'x12' Roll Up Door
- 10'x12' Office
- Shop Sink
- Restroom
- Immaculate Condition
- Built in 2018
- Well Kept Grounds
- Ample Parking
- Available October 1, 2024/or Sooner Potentially
- Estimated NNN Expenses: \$0.25 psf/month
- NO AUTO RELATED USES



Lease Rate: \$1,500.00 per month (NNN)
\$1.00 psf/month

For more information

Jim Orcutt

O: 509 622 3558

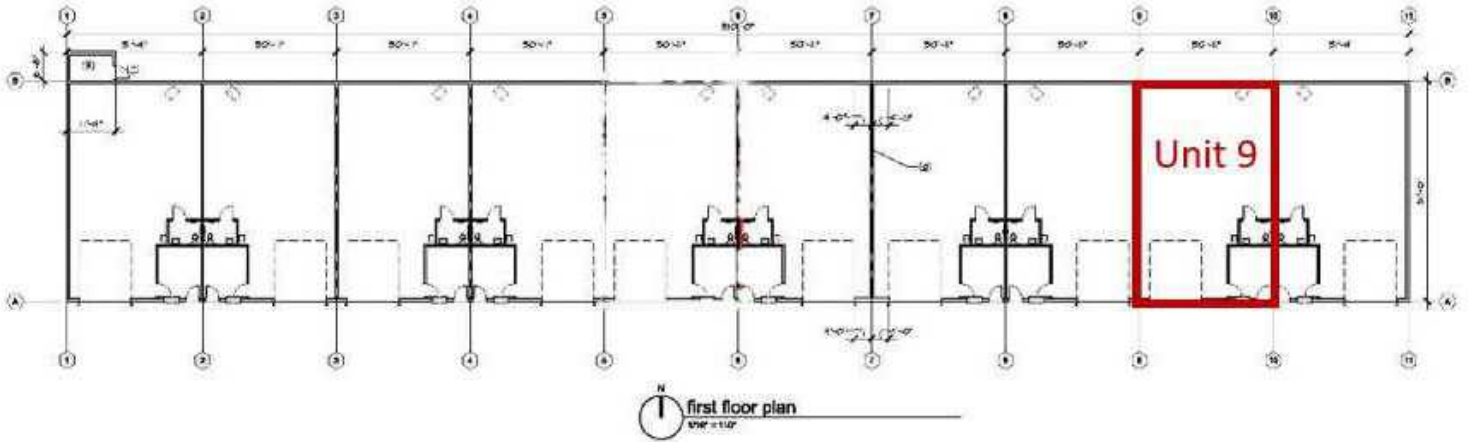
jorcutt@naiblack.com

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
Spokane, WA 99201
509 623 1000 tel
naiblack.com

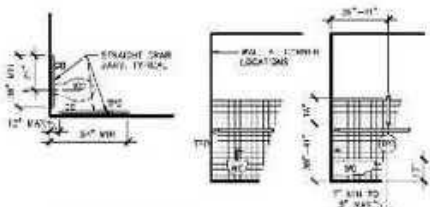
For Lease

Flex/Industrial Bay

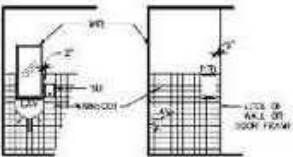


CODED NOTES

- (1) SEE THE INDICATED UNIT HEATER - REGION 3041 - 00 - PROJECT OR GAS PIPING
- (2) HOLLOW IN EXTERIOR WALL FOR FUTURE HEAT AC UNIT. HEIGHT SHALL BE - 8'-0" MIN.
- (3) BLECTRIC GASET WALL HEATER 300 WATTS
- (4) COMMON MECHANICAL ROOM
- (5) UTILITY DECK
- (6) DASH UNIT TO RECEIVE (1) NO CALLER ELECTRIC METER AND FUSE (LOCATE APPROX TO #7 ROOM)
- (7) SHOWING OF REBUILDING SMALL DOOR WITH HOLLOW METAL FRAME AND LEADING
- (8) SHOWING OF REBUILDING CORNER STEEL DOOR WITH HOLLOW METAL FRAME AND PREVIOUS LOCKSET
- (9) HOLLOW METAL OVERHEAD DOOR
- (10) LOCATION OF FIRE WALL SEE 5000
- (11) #1 CHARACTER #1 TALL SPEED BILLIARD

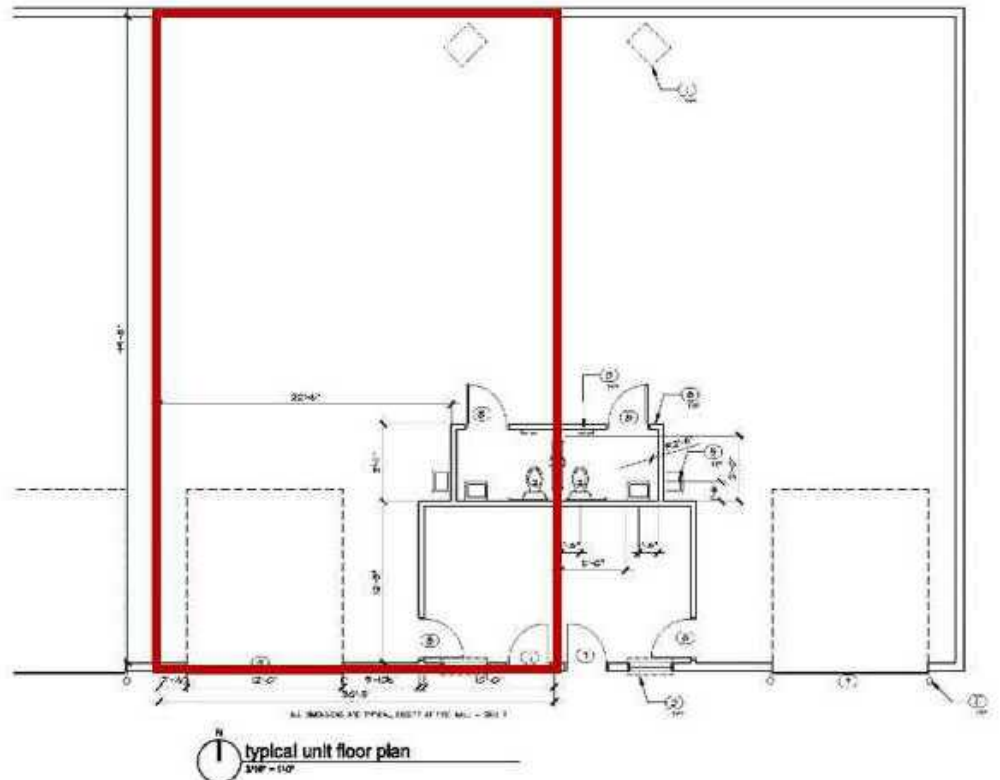


WATER CLOSET



LAVATORY

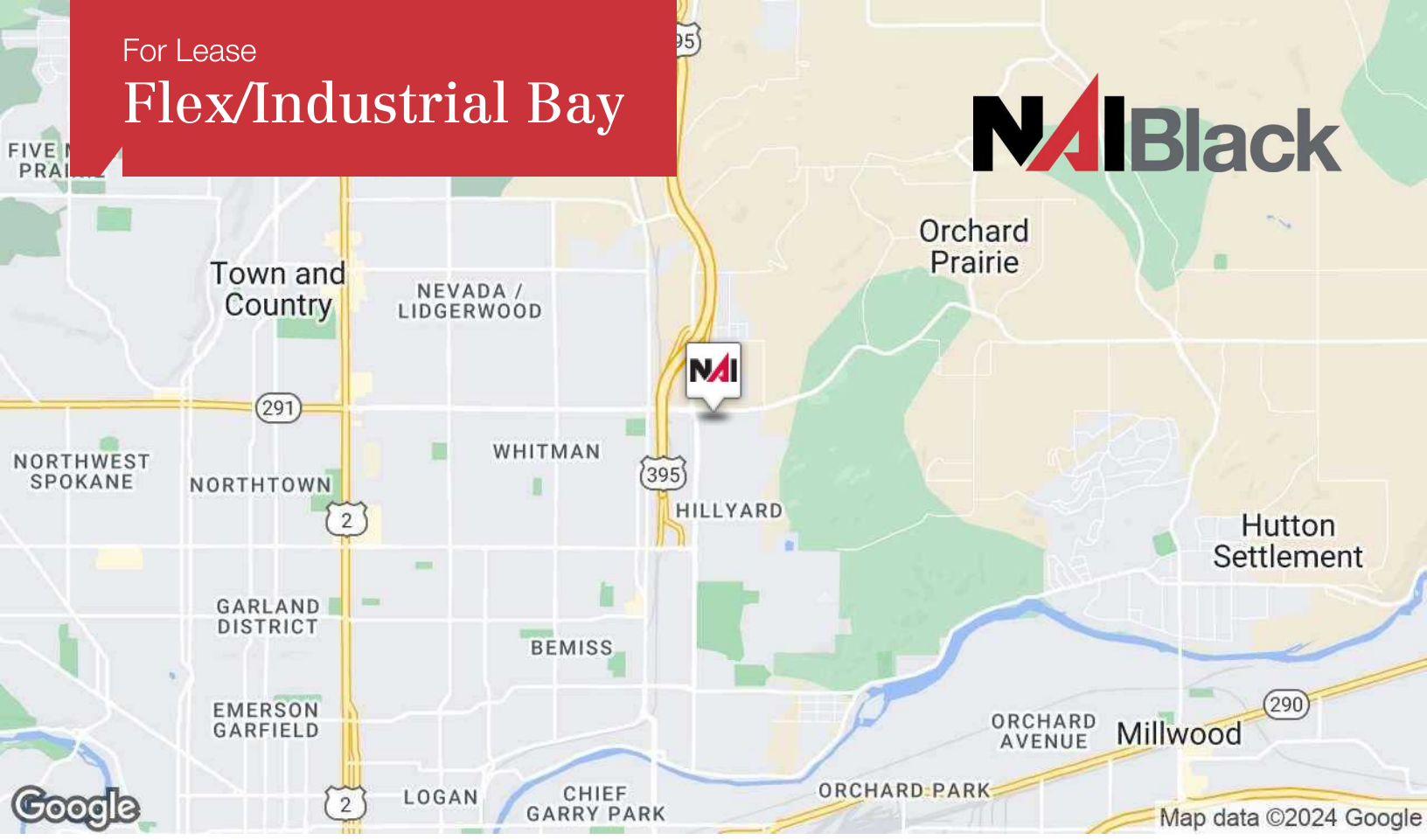
**TYPICAL TOILET ROOM
ACCESSORY ARRANGEMENTS**
ALL DIMENSIONS TYPICAL U.N.O.



1

For Lease

Flex/Industrial Bay



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
Spokane, WA 99201
509 623 1000 tel
naiblack.com

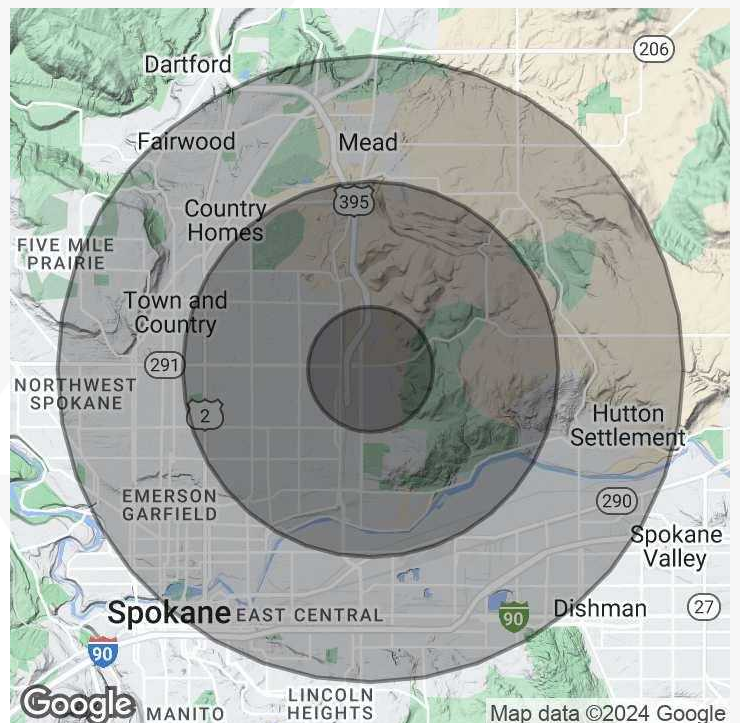
For Lease

Flex/Industrial



Population	1 Mile	3 Miles	5 Miles
Total Population	4,658	69,714	190,600
Average Age	36.8	35.2	36.1
Average Age (Male)	37.9	34.9	35.3
Average Age (Female)	40.4	37.1	37.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,832	28,369	78,720
# of Persons per HH	2.53	2.43	2.42
Average HH Income	\$73,109	\$71,921	\$82,954
Average House Value	\$155,546	\$159,670	\$180,411

* Demographic data derived from Esri forecast for 2024



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
Spokane, WA 99201
509 623 1000 tel
naiblack.com