

INDUSTRIAL MANUFACTURING FOR LEASE

M&D NEWPORT INDUSTRIAL PARK

501 N NEWPORT AVE, NEWPORT, WA



INDUSTRIAL MANUFACTURING BUILDING

M&D Newport Industrial Building is a 75,890 SF industrial building located in Newport, WA. The building sits among an expansive 11.09 acres adjacent HWY-2 on the eastern border of Washington State at the Thompson Memorial Bridge which is the entry point into Idaho over the Pend Oreille River. The largest city in Pend Oreille County is Newport and the County was the fastest growing County in Washington State in 2023. The building provides expansive manufacturing improvements, including heavy power. In addition, the extra land allows for an expansion opportunity to grow a significant presence, just north of Spokane Washington.

M&D NEWPORT INDUSTRIAL PARK SITE PLAN



HIGHLIGHTS

- » Full Building opportunity in the fastest growing County in Washington State in 2023
- » One of the only parcels zoned I-1 Industrial in the city of Newport, WA
- » Built in 1970, with constant upgrades and improvements to enhance the facility
- » With over 9 acres of undeveloped land, the property provides an opportunity for a campus style development in a manufacturing friendly area of Washington State
- » Newport has the benefit of being less than 1 hour from Spokane International Airport and 30 minutes from Sandpoint Airport



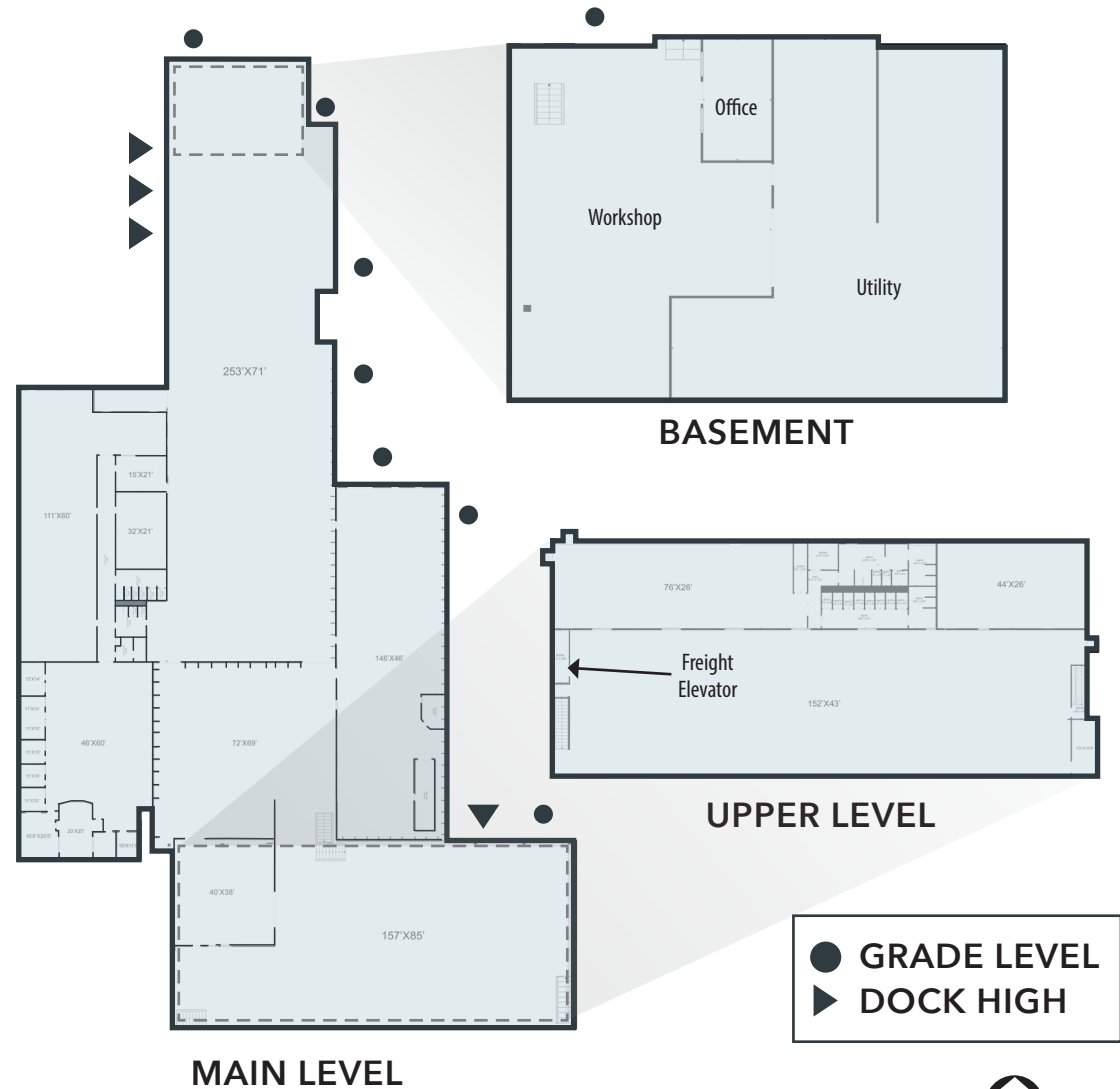
501 BUILDING

501 N NEWPORT AVE

LEASE TYPE:	NNN			LEASE TERM:	Negotiable
AVAILABLE SPACE	OFFICE SF	FLEX SF	WAREHOUSE SF	TOTAL SF	BASE RENT / MO.
Full Building	5,000 SF	20,000	50,890 SF	75,890 SF	\$0.45 Blended Rate

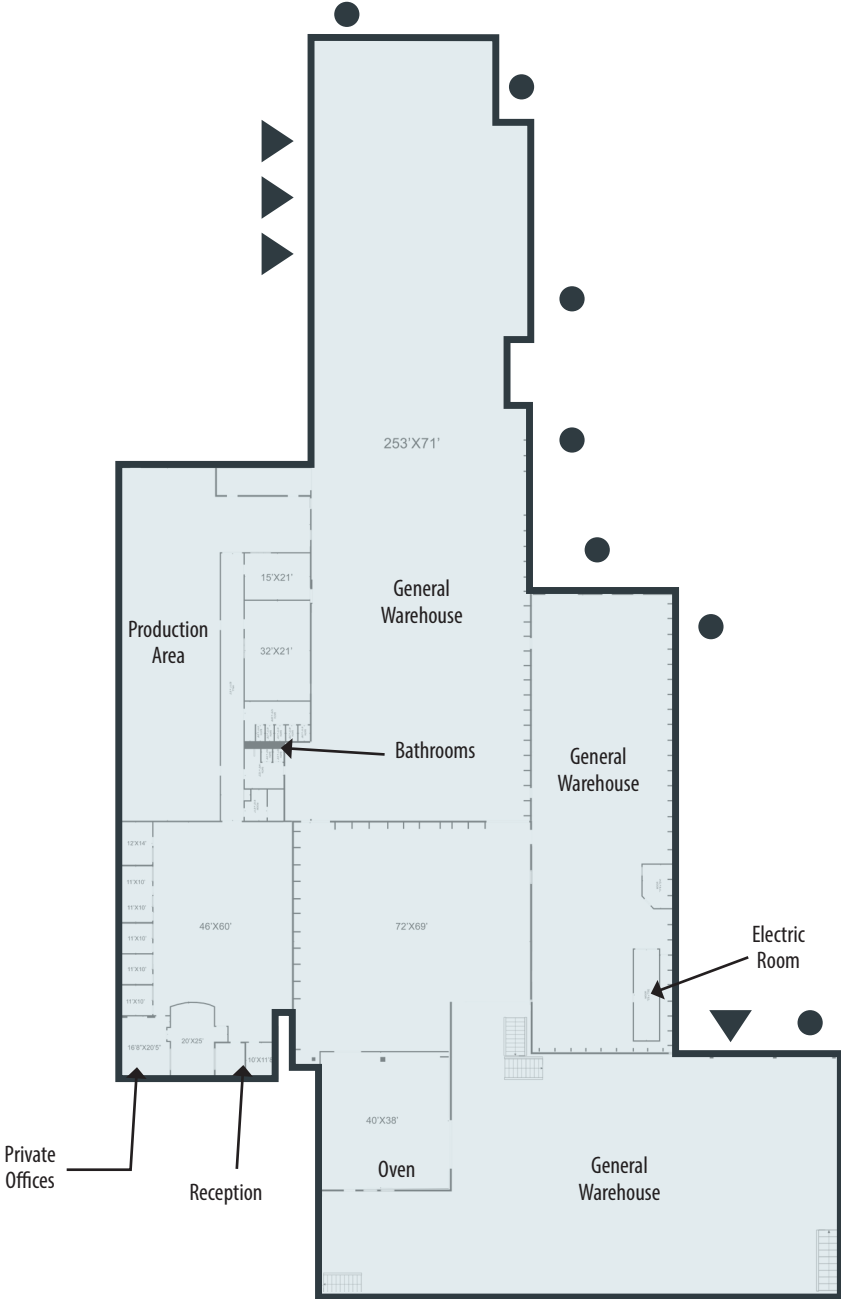
FEATURES:

- » Full Building: 75,809 SF Available July 1, 2025
- » Heavy Power: 10,000 AMPS 480v (4,000 Amps 480v + 3,000 amps 480v + 3,000 amps 480v)
- » 11' - 14' Clear Height
- » 4 Dock High and 6 Grade Level Doors
- » Office, Manufacturing and Warehouse Space
- » Heavy manufacturing improvements throughout
- » Easy access to freight elevator
- » Potential for expansion on 9 AC of land adjacent to building



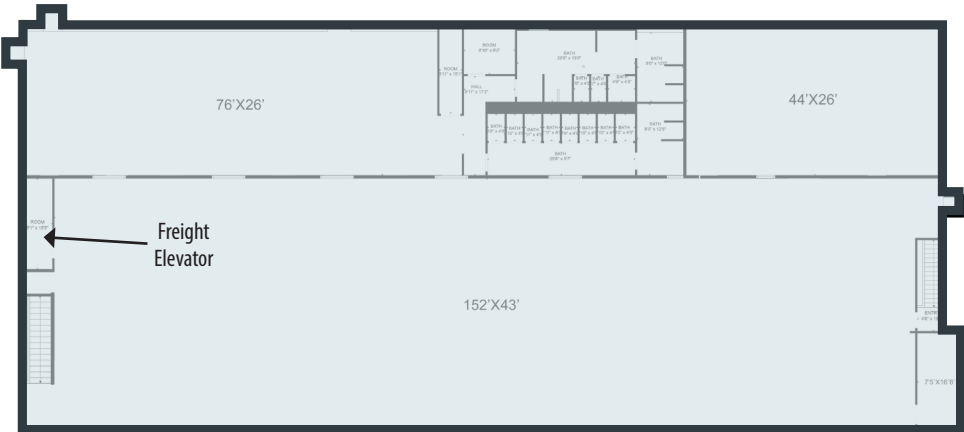
MAIN LEVEL

501 N NEWPORT AVE



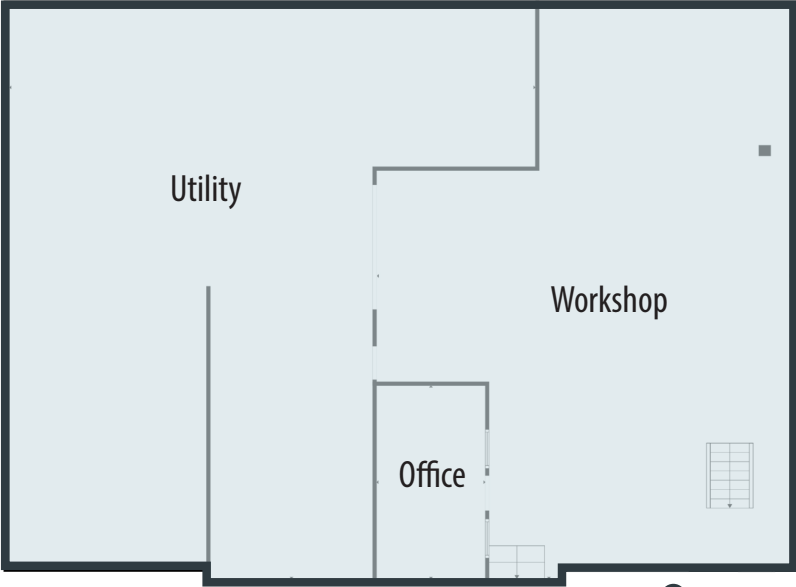
UPPER LEVEL

501 N NEWPORT AVE



BASEMENT

501 N NEWPORT AVE



501 N NEWPORT AVE



AMENITIES

Newport Washington has the benefit of being located north of Spokane, WA and west of Sandpoint, ID. Newport, which is the largest city in Pend Orielle County, was tied for first place as the fastest growing County in Wasington State in 2023, with a population growth of 1.6%. The County has been growing at a consistent pace and is projected to continue that growth in the future.

RESTAURANTS

- 1 Audrey's Restaurant
- 2 Westside Pizza
- 3 Mi Pueblo
- 4 Brownells'
- 5 Double Barrel Craft Kitchen
- 6 Newport Pizza
- 7 Kelly's Bar & Grill

BANKS

- 1 Mt. West Bank
- 2 WaFd Bank

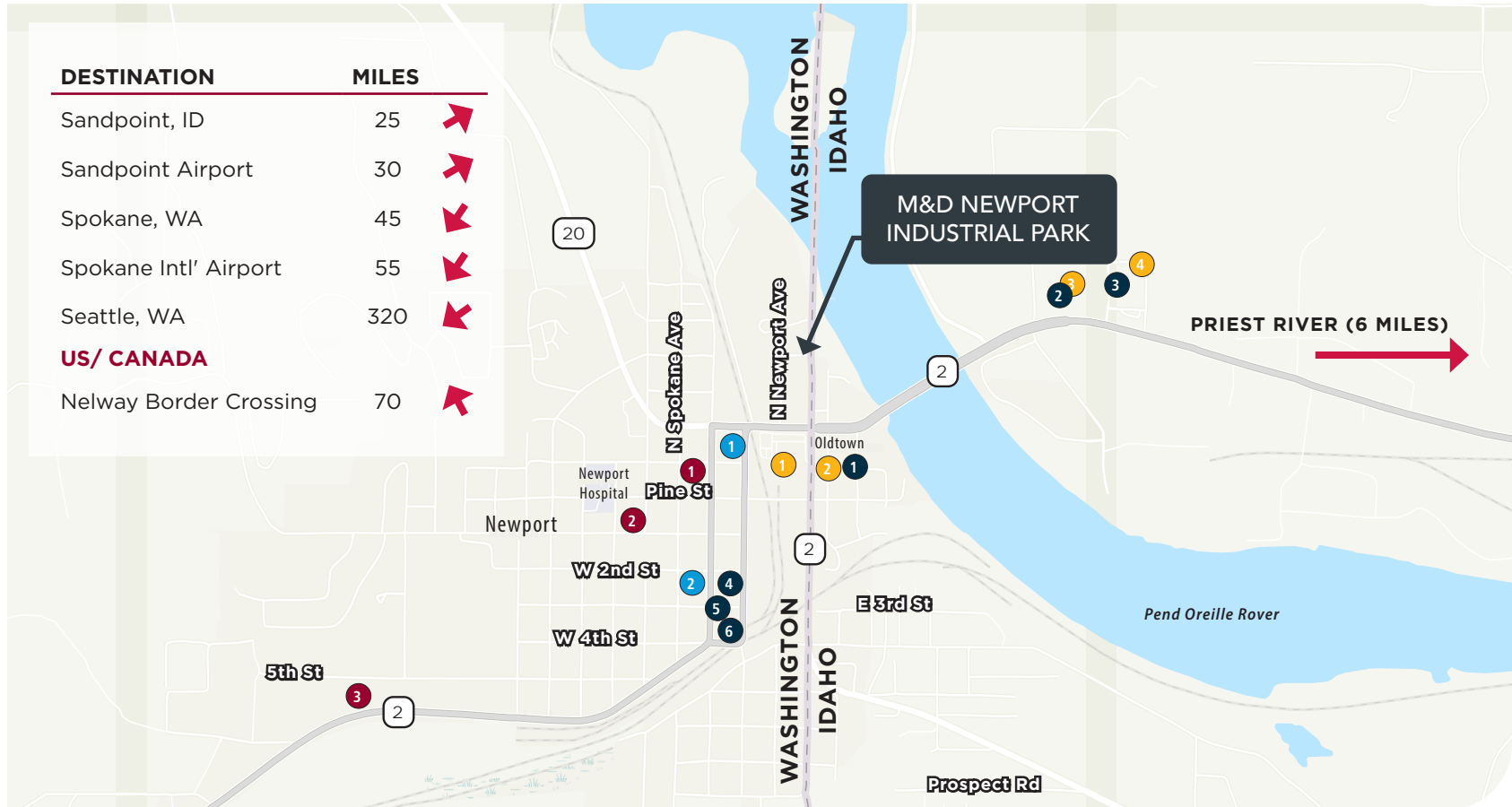
GROCERY

- 1 Safeway
- 2 Dollar Tree
- 3 Family Dollar
- 4 Super Foods

LODGING

- 1 Newport Antler Motel
- 2 Dannyann's Bed & Breakfast
- 3 Golden Spur Motor Inn

DESTINATION	MILES	
Sandpoint, ID	25	➔
Sandpoint Airport	30	➔
Spokane, WA	45	➔
Spokane Intl' Airport	55	➔
Seattle, WA	320	➔
US/ CANADA		
Nelway Border Crossing	70	➔



FOR MORE INFORMATION:

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