

For Sale & Lease

# Office/Warehouse

**NAI**Black



## 314 E. Jackson Ave.

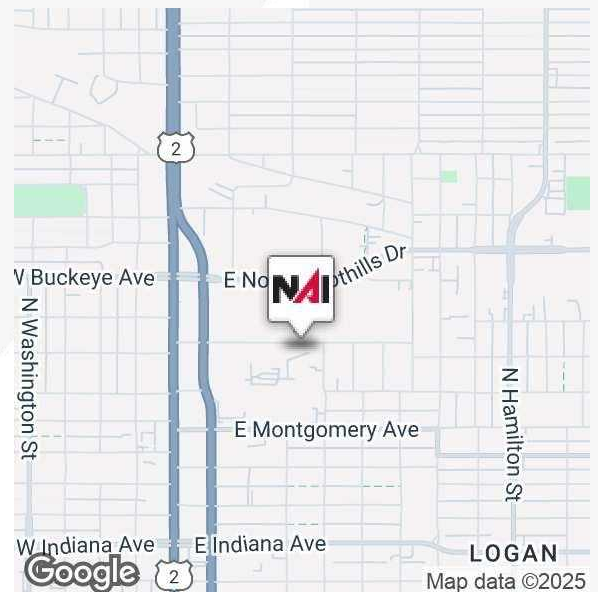
Spokane, Washington 99207

### Property Description

- 12,115 SF +/- of Warehouse/Office Space
- Office Area is Approximately 1,500 SF +/-
- Conference Room, Bull Pen/Reception Area and Large Office
- Two Dock High Roll Up Doors
- Dock High Loading Dock on One Entrance and a 14' Roll-Up Door on the Other
- Large Secure and Fenced Yard
- Mezzanine for Extra Storage
- Prime Location Just off of Division St and Close to Downtown
- Traffic Count: N. Ruby & E. Jackson Ave: 24,500 VPD ±  
N. Division St. & E. Jackson Ave: 25,000 VPD ±

**Sale Price: \$1,395,000**

**Lease Rate: \$8,500.00 per month (NNN)**



For more information

**John Powers**

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**Eric Weaver**

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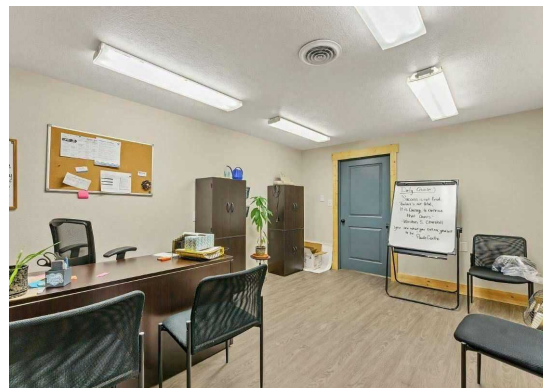
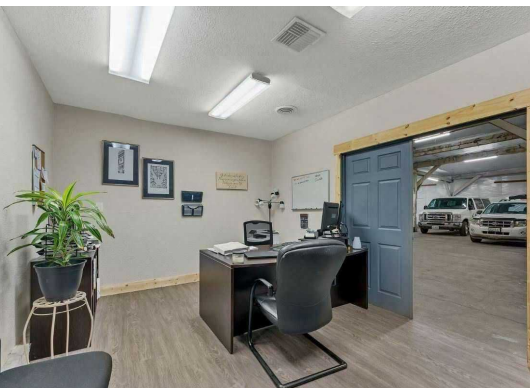
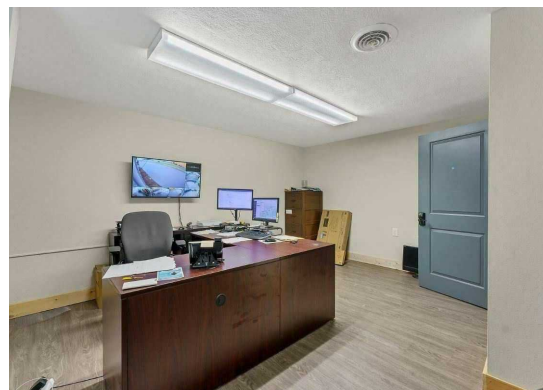
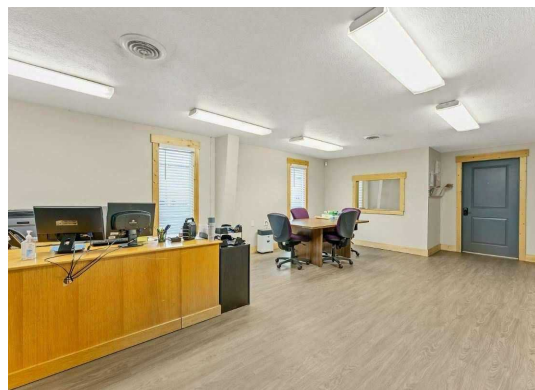
801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
[naiblack.com](http://naiblack.com)



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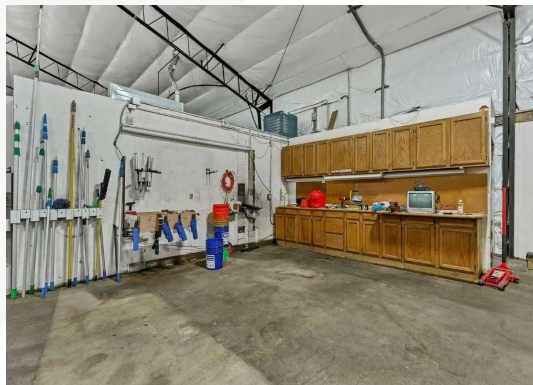
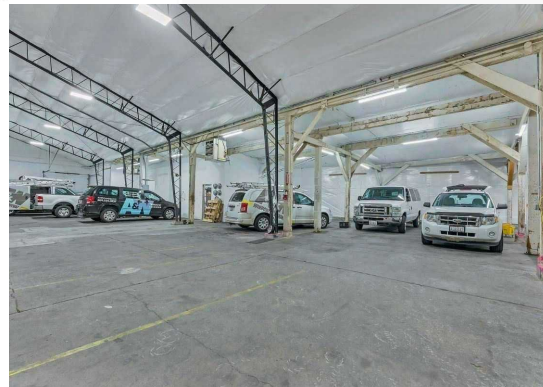
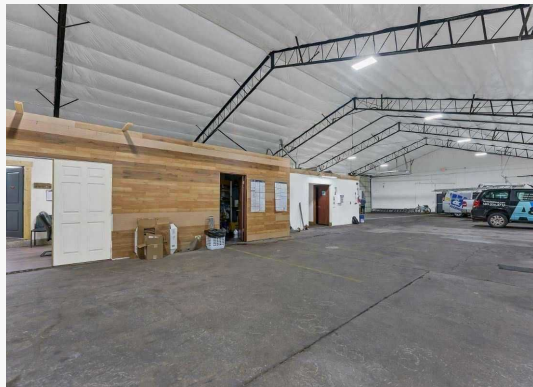
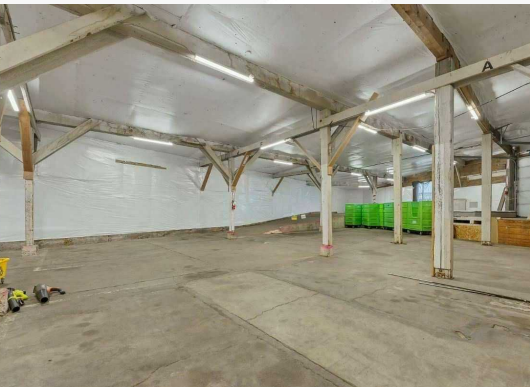
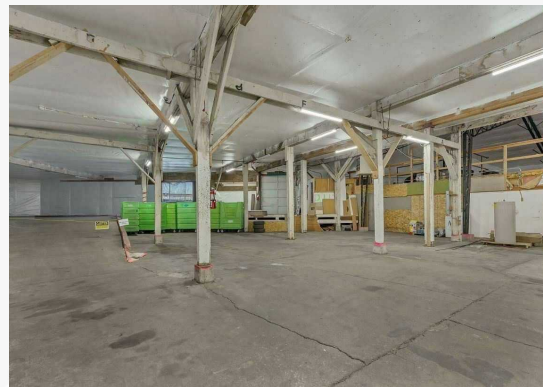
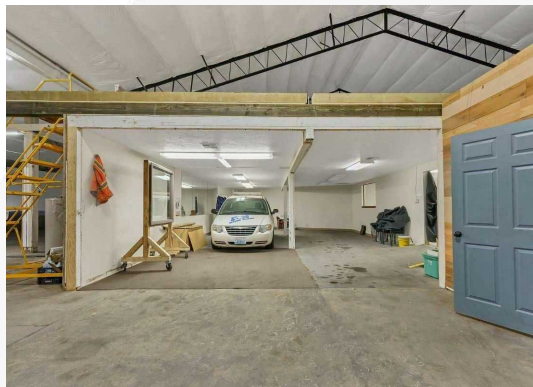
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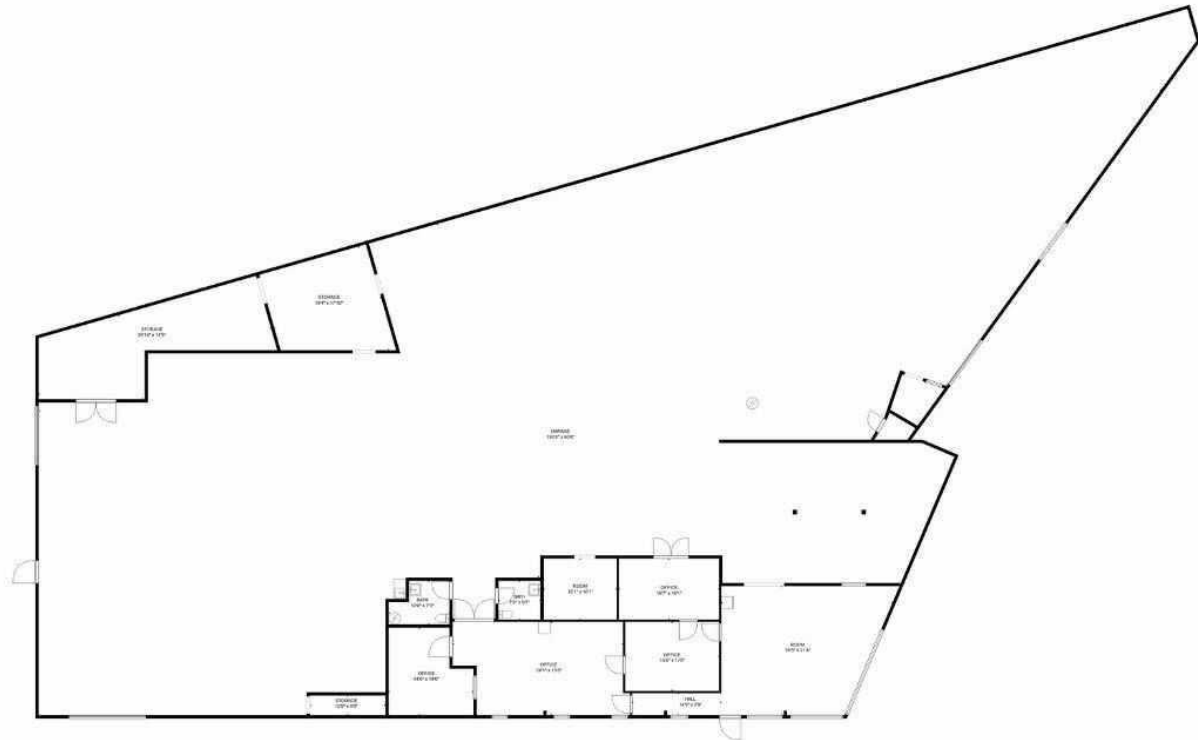
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The logo for NAL Black, featuring the letters 'NAL' in a bold, black, sans-serif font, followed by the word 'Black' in a bold, black, sans-serif font. A red triangle is positioned between the 'A' and 'L' of 'NAL', pointing upwards and to the right.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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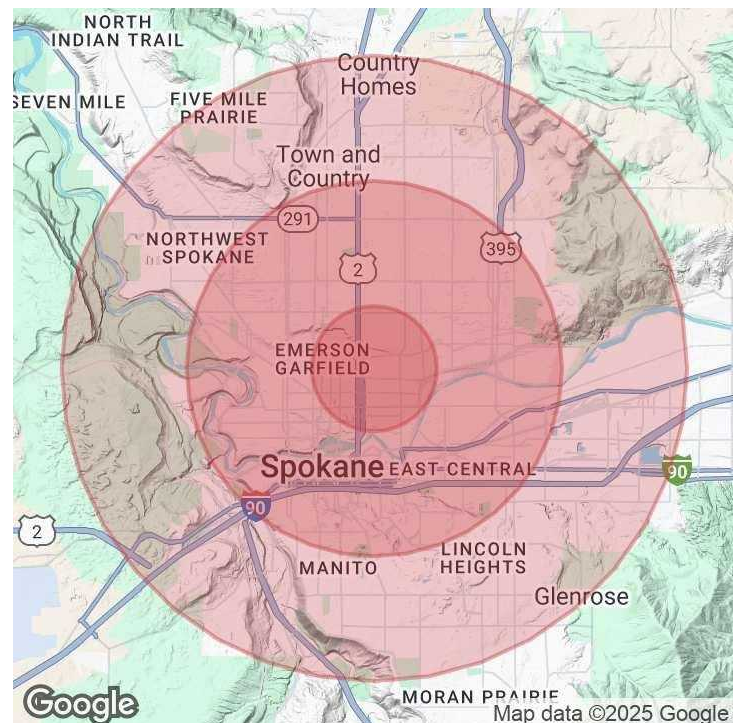
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Population	1 Mile	3 Miles	5 Miles
Total Population	18,932	142,173	242,973
Average Age	31.0	35.7	37.4
Average Age (Male)	32.5	35.5	36.7
Average Age (Female)	30.7	37.0	38.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,069	59,603	100,301
# of Persons per HH	2.40	2.27	2.33
Average HH Income	\$74,820	\$75,535	\$89,583
Average House Value	\$156,729	\$163,556	\$200,235

\* Demographic data derived from Esri forecast for 2025



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