

# FOR LEASE INDUSTRIAL BUILDING

320 N LEE ST  
SPOKANE, WA 99202



LEASE RATE \$0.96 psf NNN



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# FOR LEASE

320 N LEE ST  
SPOKANE, WA 99202



**\$0.96 psf NNN**  
Lease Rate



**± 8,784 SF**  
Building Size



**0.77**  
Acres

Located in Spokane's established industrial corridor, 320 N Lee Street offers a functional and efficient flex warehouse opportunity. The ±8,784 SF building sits on a generous ±33,687 SF lot, providing ample room for operations and outdoor storage. Constructed in 1977, the property combines practical design with flexible space options ideal for distribution, service, or light industrial users.

The building features two dock-high loading doors and a 16'x16' drive-in door, accommodating a variety of shipping and receiving needs. ESFR fire sprinklers throughout enhance safety, while the secured yard space provides additional functionality for vehicle parking, equipment staging, or materials storage. Conex boxes are also available for extra storage at an additional cost, adding flexibility for tenants with evolving needs.

Offered at \$0.96 PSF (NNN), this property presents a competitively priced leasing opportunity in a well-connected location. Its combination of yard space, loading access, and efficient building layout makes it an attractive option for logistics, trades, or service-oriented businesses seeking to expand within the Spokane market.



**NAI Black**

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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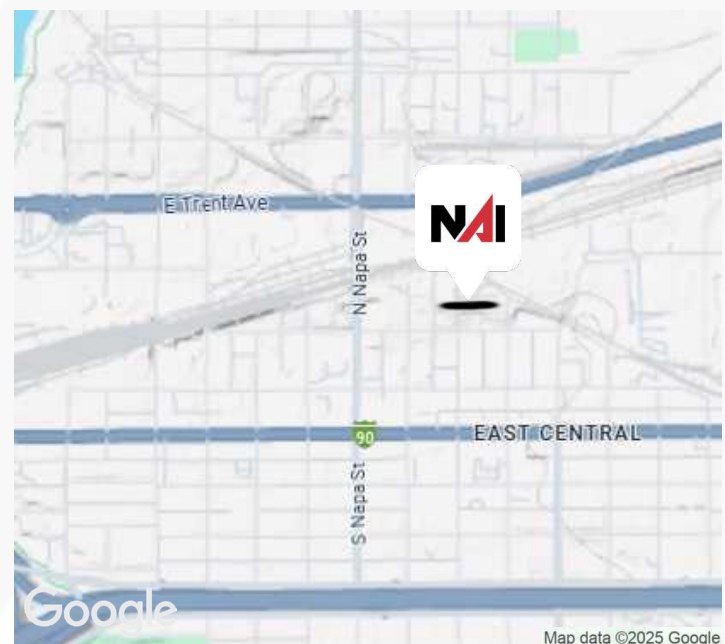


## PROPERTY HIGHLIGHTS

- Parcel #: 35164.1512 & 35164.1508
- Year Built: 1977
- Building Size: ± 8,784 SF
- Land Size: ± 33,687
- Building Includes:
  - ESFR Fire sprinkles throughout
  - Two dock-high loading doors
  - 16' x 16' drive-in door
  - Yard space for storage or parking
  - Conex boxes available for extra storage (additional cost)

## PROPERTY OVERVIEW

320 N Lee Street offers a functional industrial building with versatile space for warehouse, distribution, or service uses. The property features convenient loading access, yard area for additional storage, and a practical layout suited for a variety of industrial operations. Its accessible location within Spokane's industrial corridor provides strong connectivity and long-term utility for tenants.



Map data ©2025 Google

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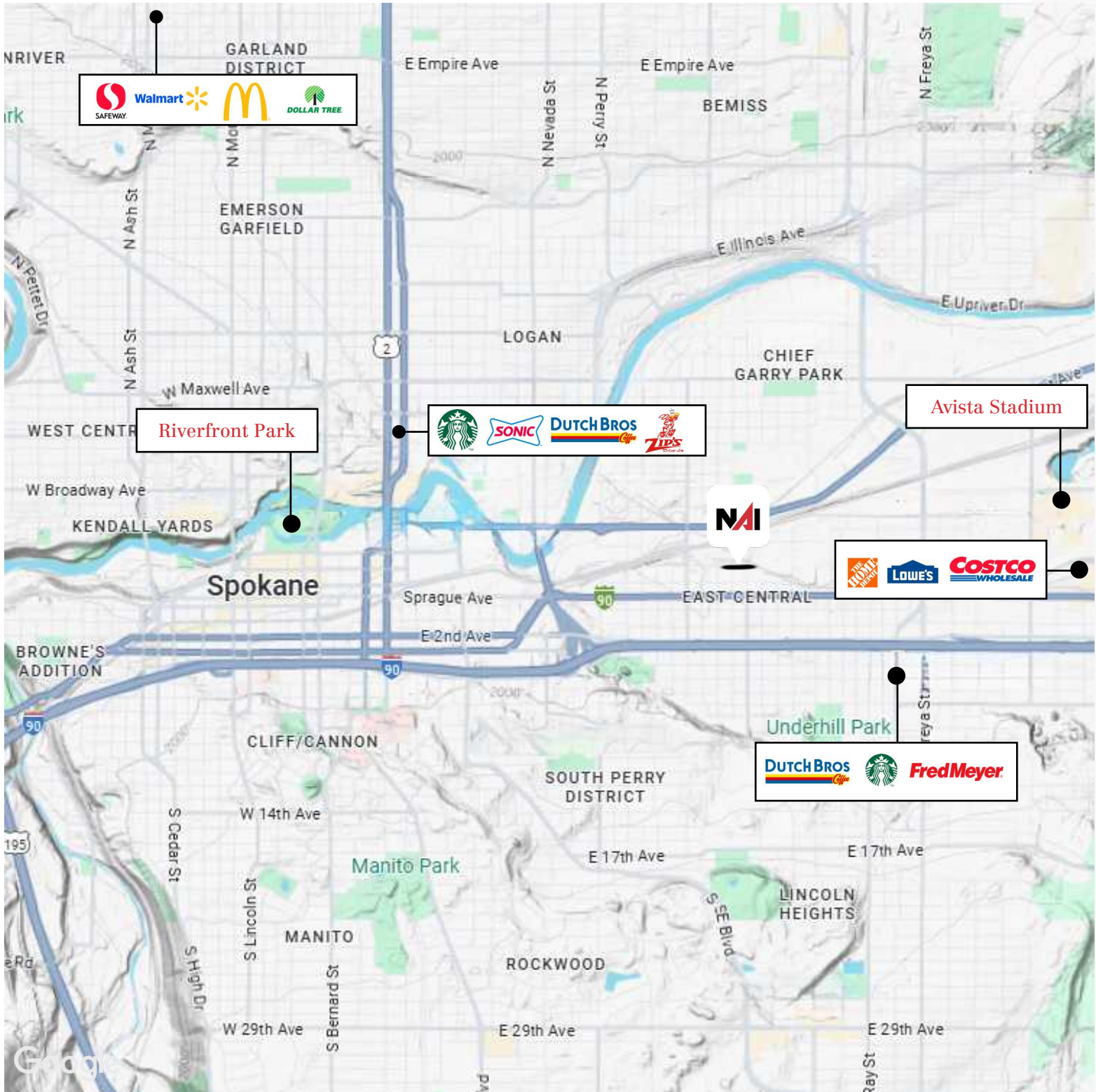
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