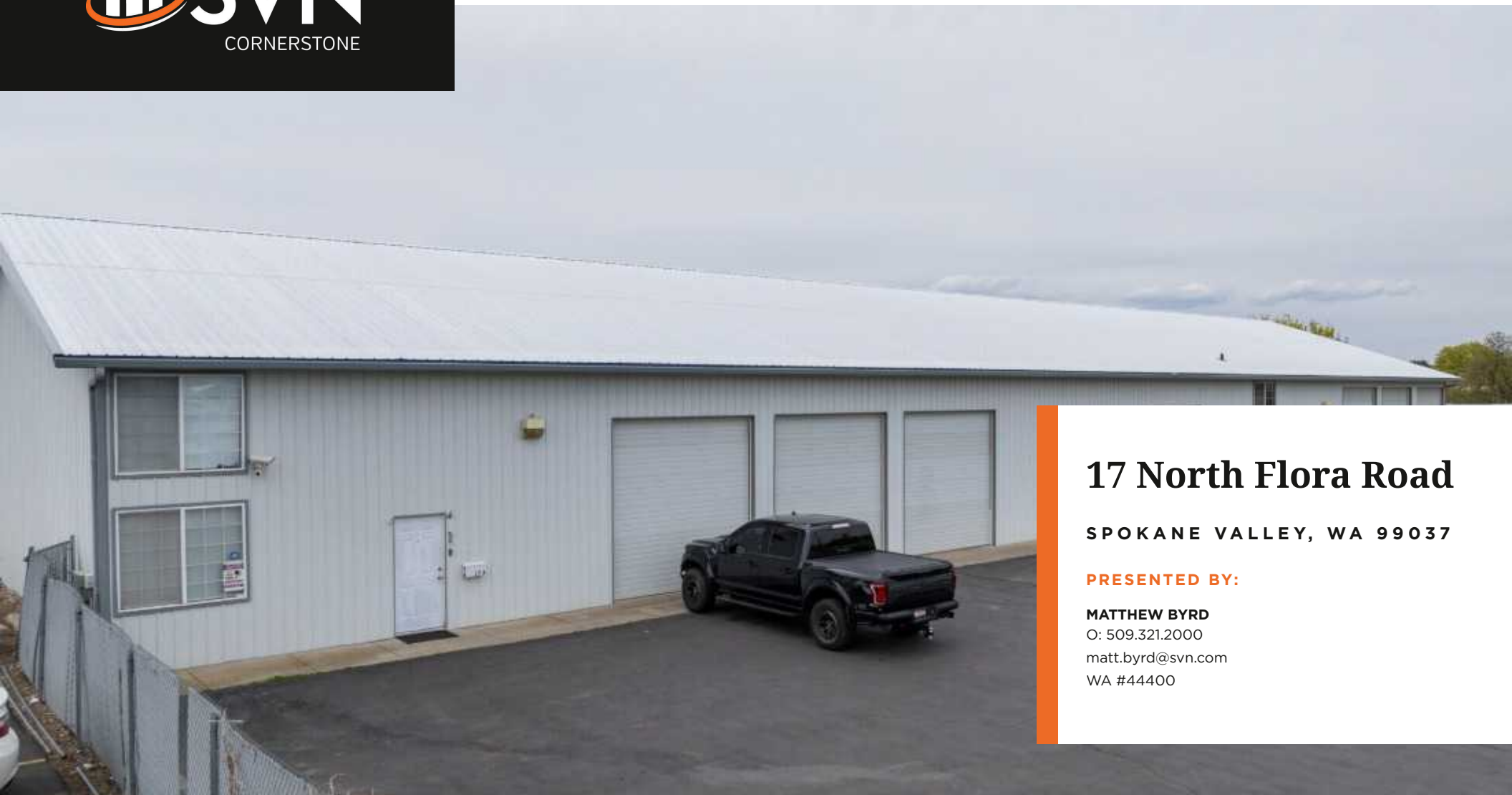




Offering Memorandum



17 North Flora Road

SPOKANE VALLEY, WA 99037

PRESENTED BY:

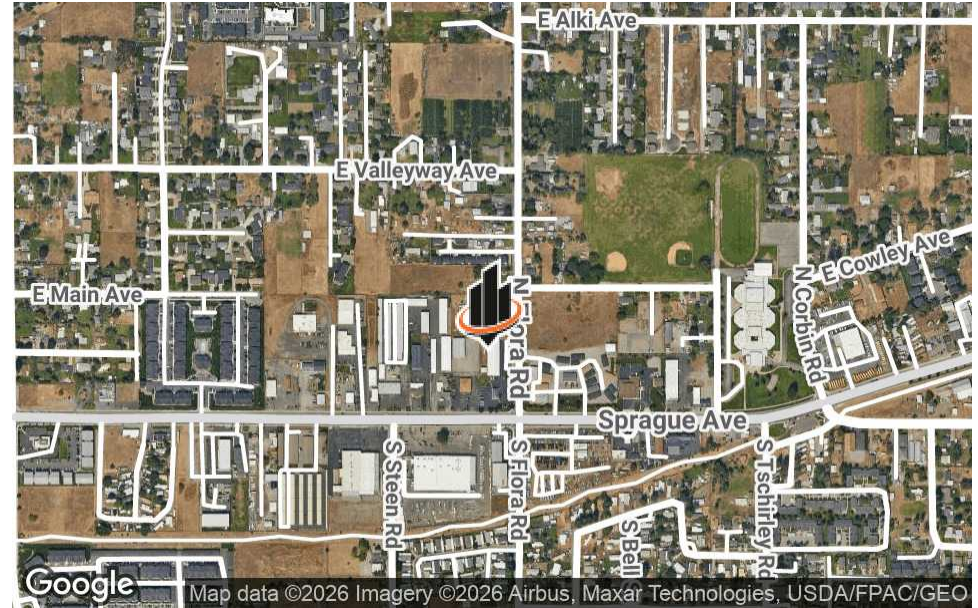
MATTHEW BYRD

O: 509.321.2000

matt.byrd@svn.com

WA #44400

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Available February 1, 2026
- ±14'8" clear warehouse ceiling height
- Three (3) 12' x 10' grade-level overhead doors
- Large open warehouse area (approx. 68' x 59')
- Mezzanine storage platform plus separate mezzanine office
- Kitchen/breakroom and restroom in place
- Functional layout ideal for light industrial, service, or distribution users

OFFERING SUMMARY

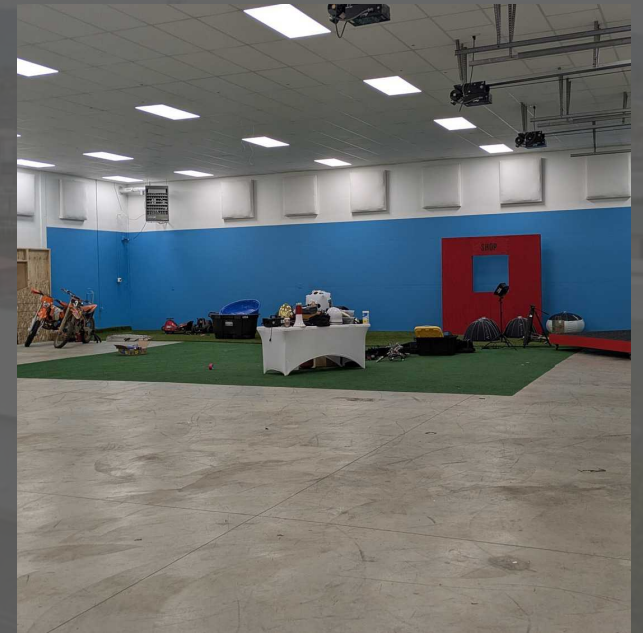
LEASE RATE:	\$12.00 SF/yr (NNN)
AVAILABLE SF:	5,270 SF
LOT SIZE:	35,393 SF

PROPERTY DESCRIPTION

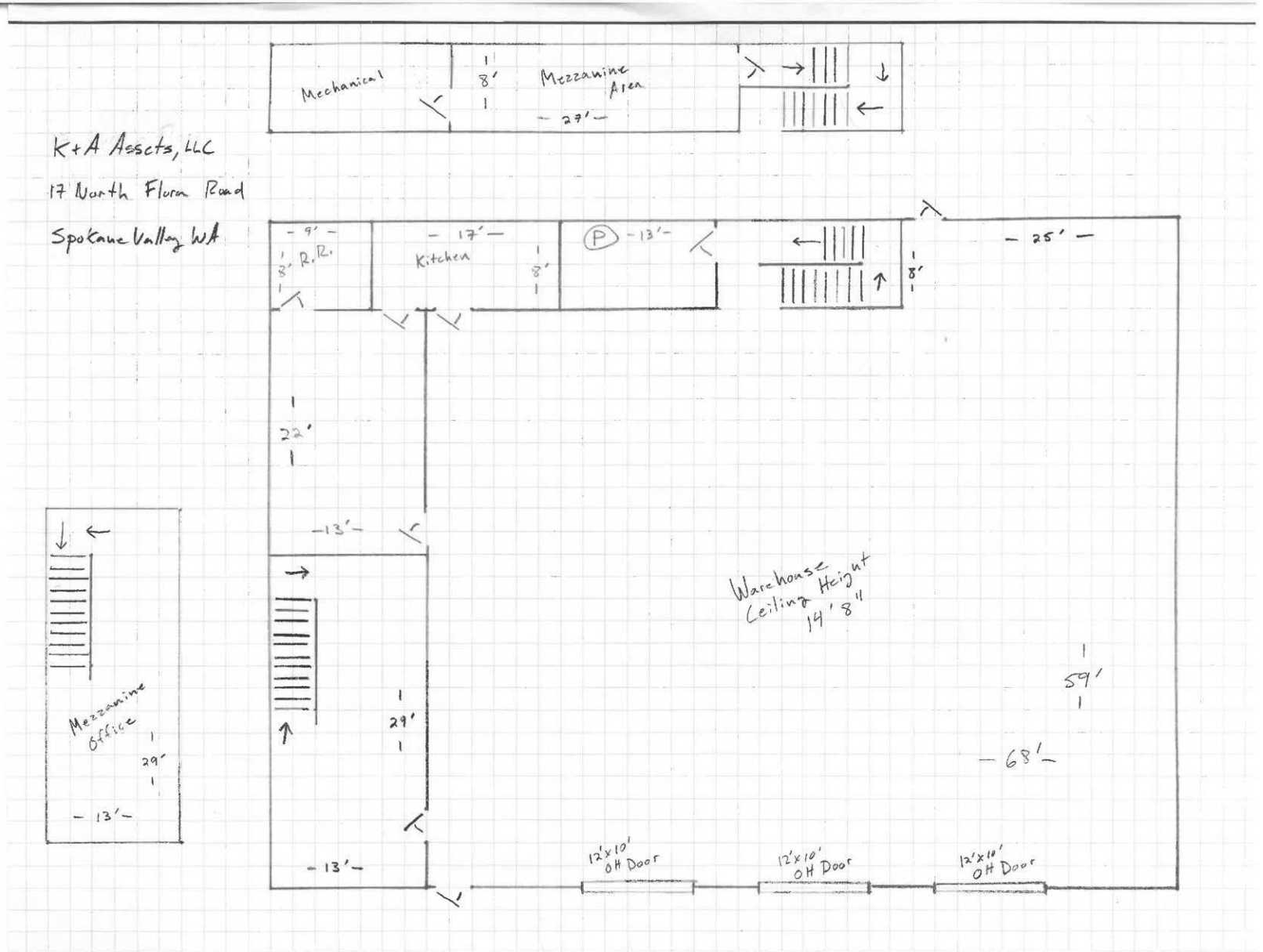
Located in Spokane Valley's established industrial corridor at 17 N Flora Rd, this functional industrial facility offers a versatile layout designed to support a wide range of light industrial, service, and distribution users. The property features approximately 14'8" clear warehouse ceiling height and a large open warehouse area, providing efficient space for racking, storage, and operations. Three (3) 12' x 10' grade-level overhead doors allow for convenient loading and circulation.

The building is improved with a mezzanine storage platform and a separate mezzanine office, maximizing usable square footage and providing flexible space for administrative or overflow needs. A kitchen/breakroom and restroom are in place to support daily operations. The property's central Spokane Valley location provides convenient access for local and regional users seeking a functional, well-configured industrial facility.

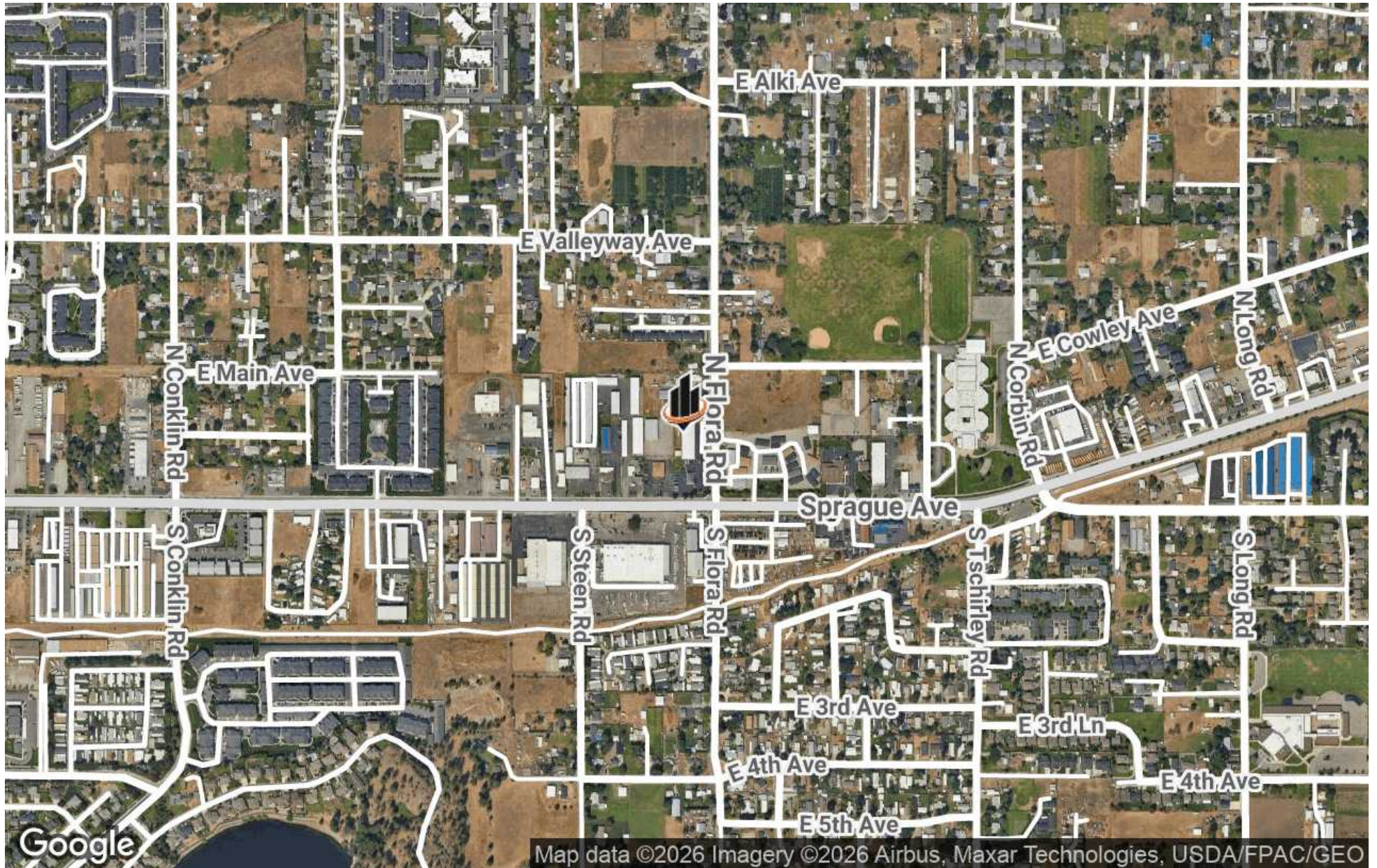
BUILDING PHOTOS



FLOOR PLANS



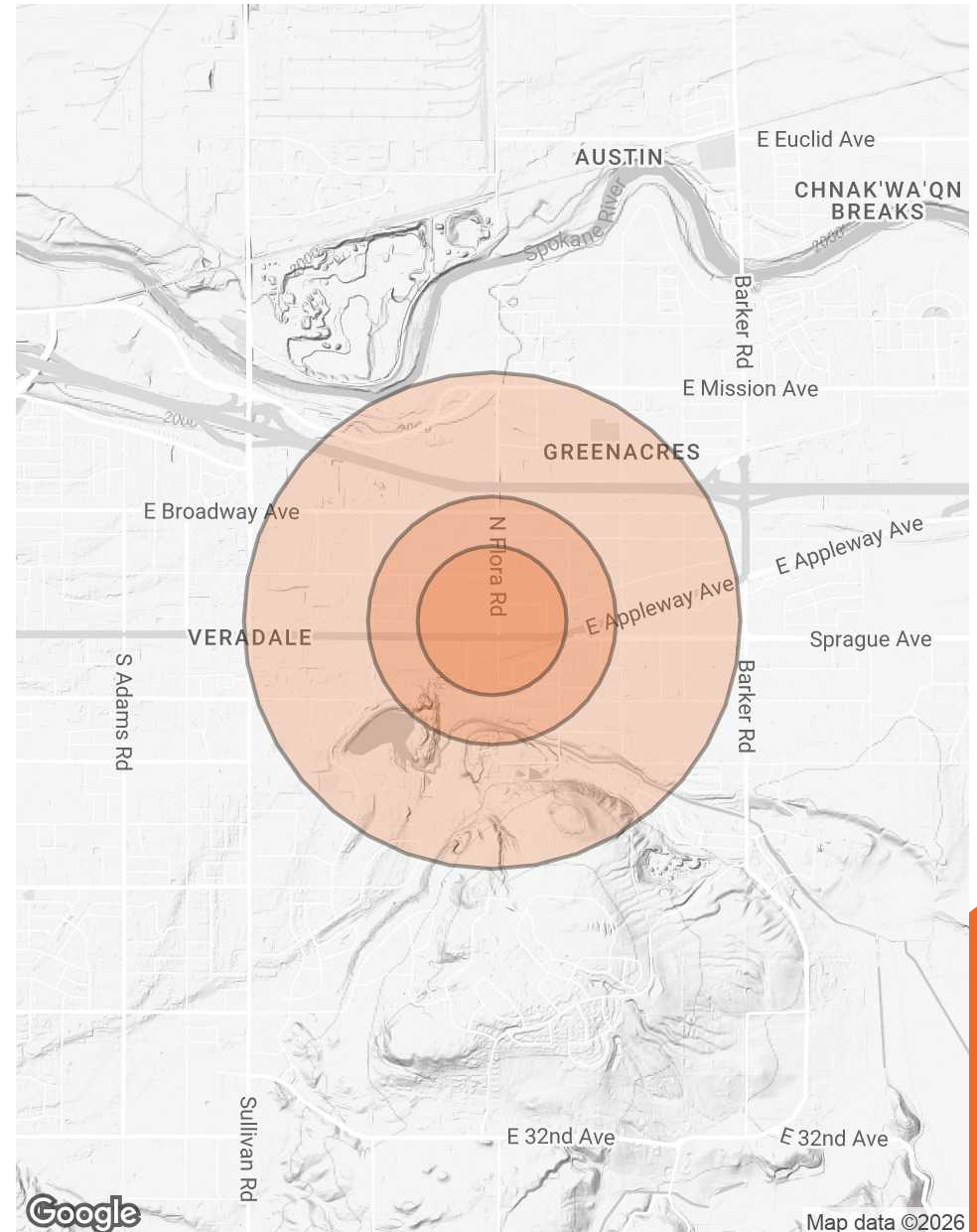
AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	352	2,532	10,309
AVERAGE AGE	42	41	39
AVERAGE AGE (MALE)	40	39	37
AVERAGE AGE (FEMALE)	44	42	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	149	1,079	4,454
# OF PERSONS PER HH	2.4	2.3	2.3
AVERAGE HH INCOME	\$86,307	\$85,678	\$83,960
AVERAGE HOUSE VALUE	\$446,697	\$442,921	\$423,317

Demographics data derived from AlphaMap





MATTHEW BYRD

Senior Advisor

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WA #44400

PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

With over 25 years of experience in the Spokane real estate industry, Matthew's main focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane area. Matthew has been involved in over 25 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

MEMBERSHIPS

Spokane Trader's Club
Spokane Association of Realtors
CCIM Candidate

SVN | Cornerstone

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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