

Warehouse Building For Lease

// **3830 EAST OLYMPIC AVENUE**

Spokane, WA 99217



// PRESENTED BY:

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# // PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Warehouse Building with Office Space

## PROPERTY OVERVIEW

10,286 square feet of warehouse industrial manufacturing with 1611 square feet of office space. 23-foot clear height with four overhead drive in doors with single phase electrical service. Ceiling mounted gas forced air units and LED lighting. Each building is fully sprinklered.

## PROPERTY HIGHLIGHTS

- 10,286 sq ft. Warehouse/Industrial/Manufacturing
- 1611 sq ft. of Office Space
- Located between Olympic Avenue and Broad Avenue, west of Myrtle Street in Spokane Washington
- 2 blocks from Wellesley Avenue and North South Freeway
- 16' Overhead Doors
- Secured property with automated and code access gate

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$12,000.00 per month (NNN)
<b>Available SF:</b>	11,897 SF
<b>Year Built:</b>	2025
<b>Lot Size:</b>	A portion of a 3-acre parcel
<b>Zoning:</b>	LI, Light Industrial

SPACES	LEASE RATE	SPACE SIZE
<b>3830 E Olympic Ave</b>	\$12,000 per month +NNN	11,897 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,426	29,856	76,334
<b>Total Population</b>	6,229	74,450	190,455
<b>Average HH Income</b>	\$62,211	\$70,464	\$79,829

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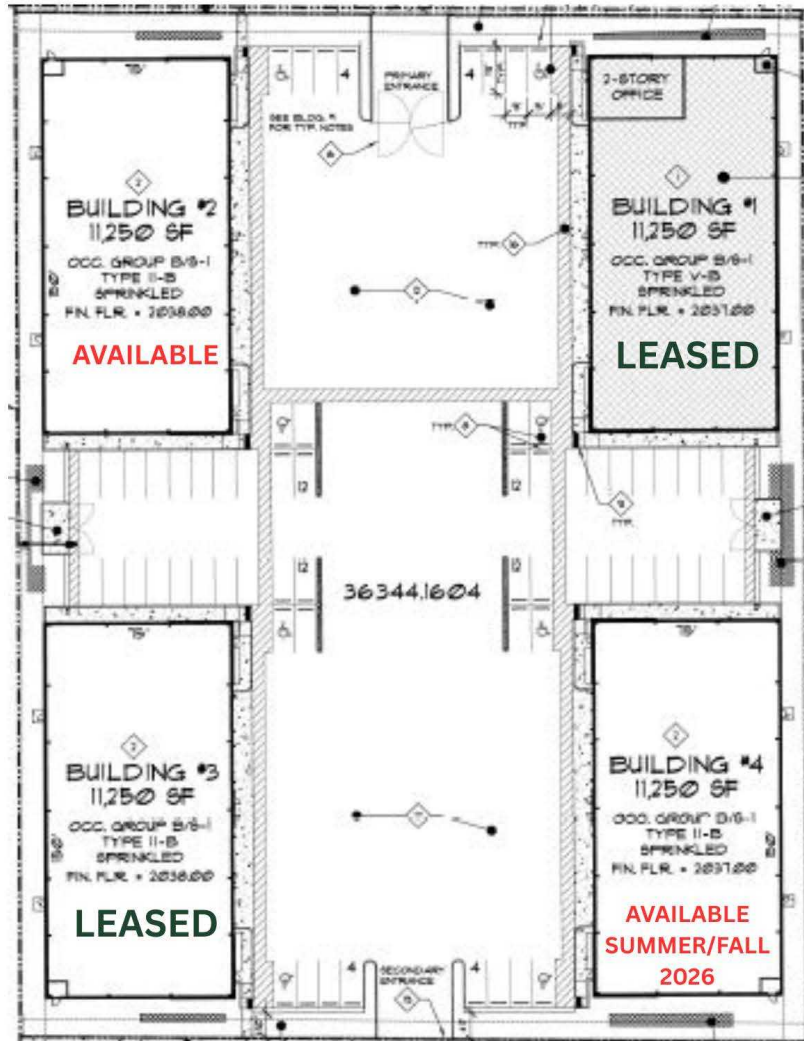
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# // LOCATION MAP



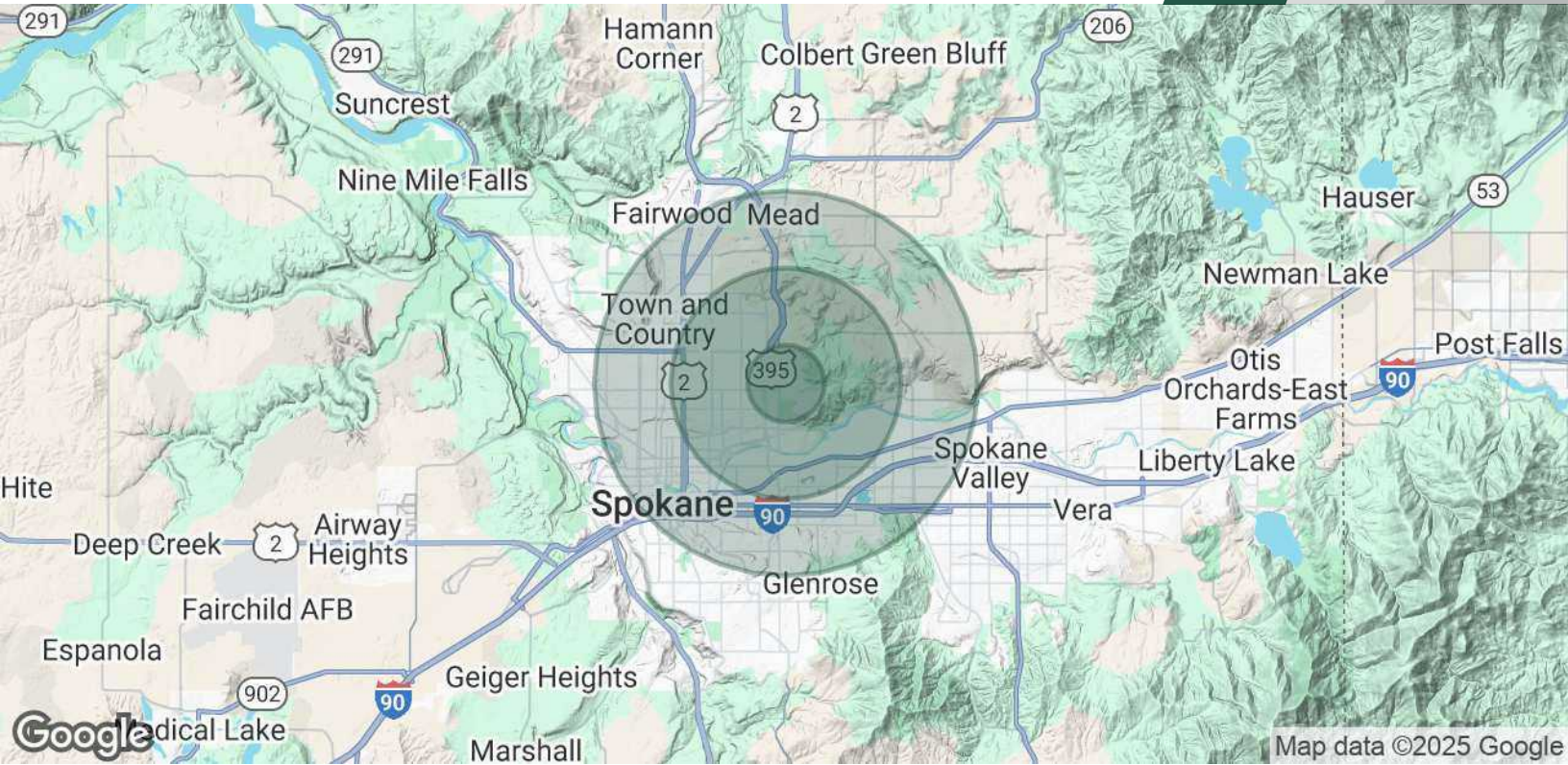
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# // DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	6,229	74,450	190,455
<b>Average Age</b>	38	38	39
<b>Average Age (Male)</b>	37	37	38
<b>Average Age (Female)</b>	39	39	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	2,426	29,856	76,334
<b># of Persons per HH</b>	2.6	2.5	2.5
<b>Average HH Income</b>	\$62,211	\$70,464	\$79,829
<b>Average House Value</b>	\$322,671	\$337,542	\$382,436

Demographics data derived from AlphaMap

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