

North Spokane Industrial for Sale or Lease

5817-5827 N. Florida

Fenced Yard, Two Parcels, Clear Span



Property Information:

11,760 SF Total approx. SF*

5817 N. Florida:	1,200 SF (Separate Building) Shop w/roll up door. Heat. No restroom.
5823 N. Florida:	4,887 SF (800 SF Office)
5825 N. Florida:	772 SF
5827 N. Florida:	4,643 SF (450 SF Office) (Can be demised to 3,000 SF)

Zoning: Light Industrial

Two separate Parcels:

5817: 36341.2914 Lot size: 6,200 SF (.14 acre)

5827: 36341.2907 Lot size: 18,786 SF (.43 acre)

Features:

Power:	Industrial Service in place (to verify)
Heat:	HVAC in office/FAG in warehouse
Construction:	Steel, Clear span
Exterior:	Metal, Insulated
Crane Tracks:	(2) tenant to verify rating
Yard:	Fenced, mostly paved

Occupancy:

Current tenant in 5817: Available with 30-day notice

Current tenant in 5827: Vacating by April 1, 2026.

Main Building can be leased as 5,000 or 10,560 SF

Lease Rate: \$8.00/SF/YR NNN
(NNN's \$0.74/SF/YR est. tax/ins.)

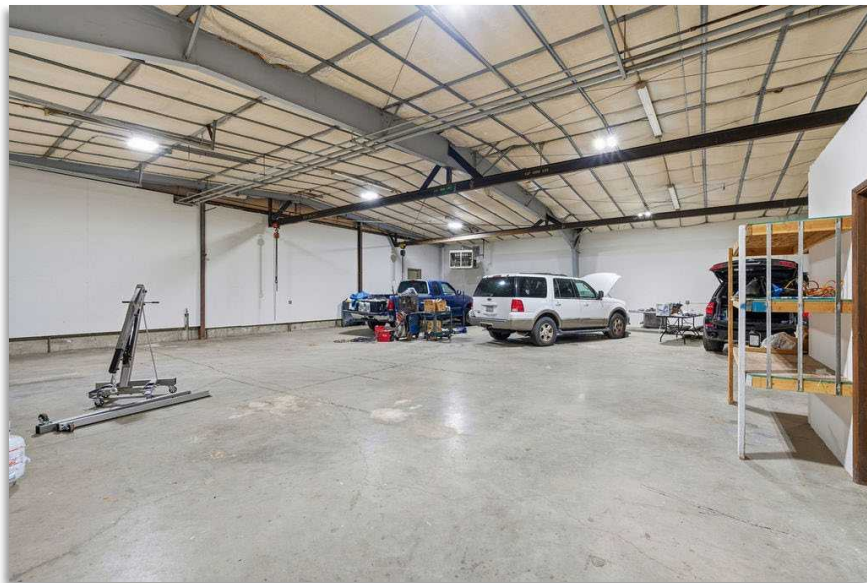
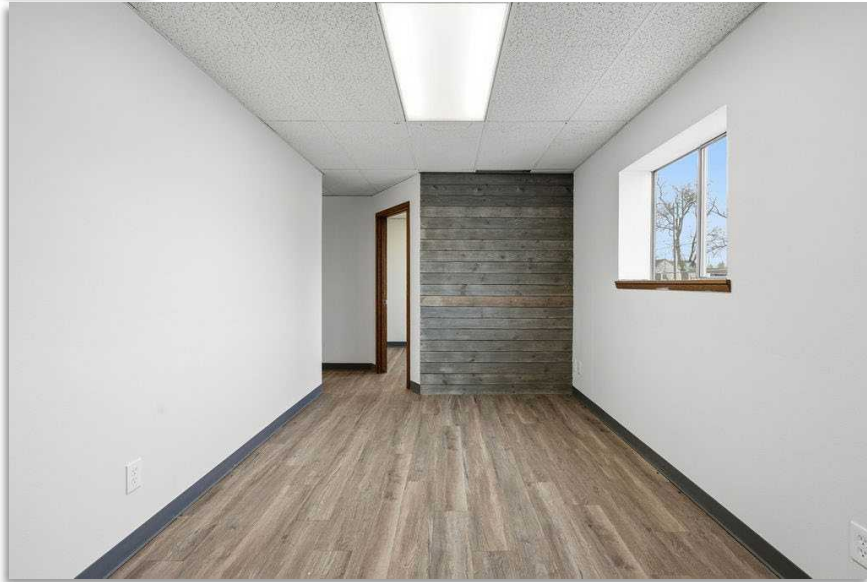
Sale Price: \$1,150,000

**All dimensions are approximate; to be verified by Tenant/Buyer.*



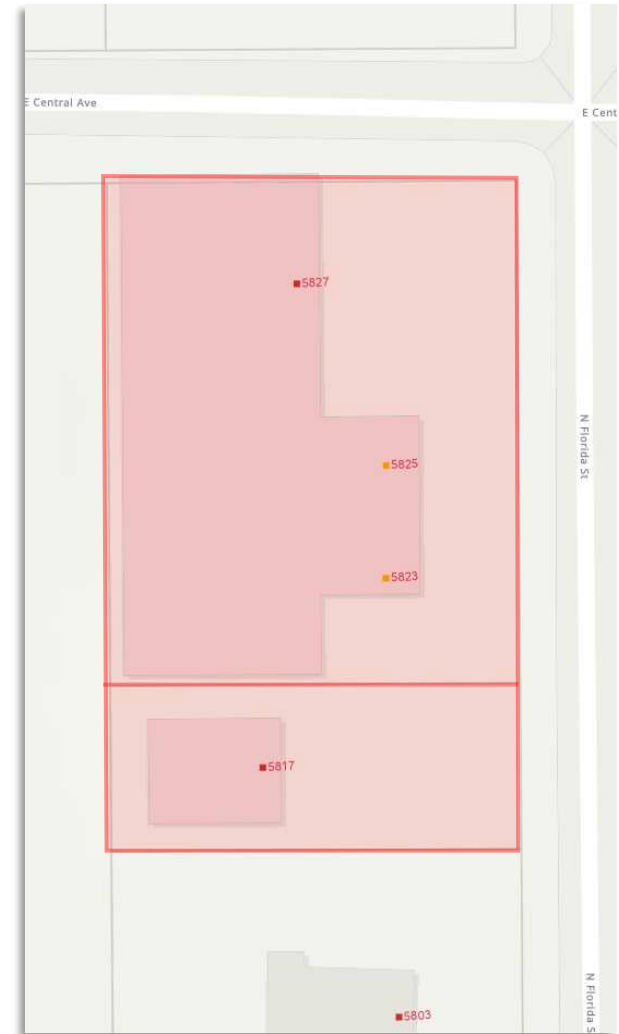
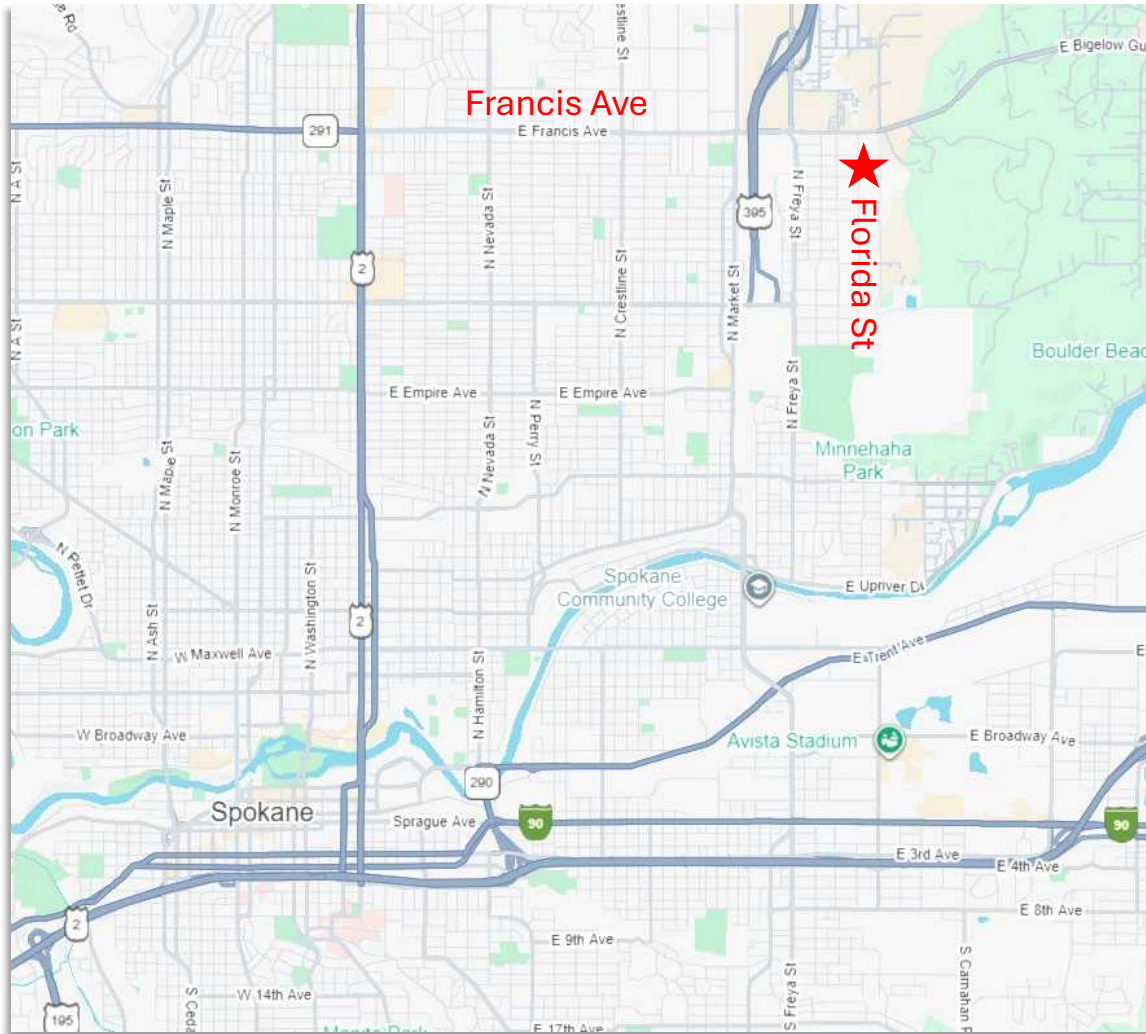


Attractive for owner-user or value-add investor





2 Blocks South of Francis-Easy Access



For a showing, or more information call:
Vic Overholser, SIOR (509) 251-1934

www.sdsrealty.com

Owner-User or Industrial Investor – in North Spokane

5817-5827 N. Florida

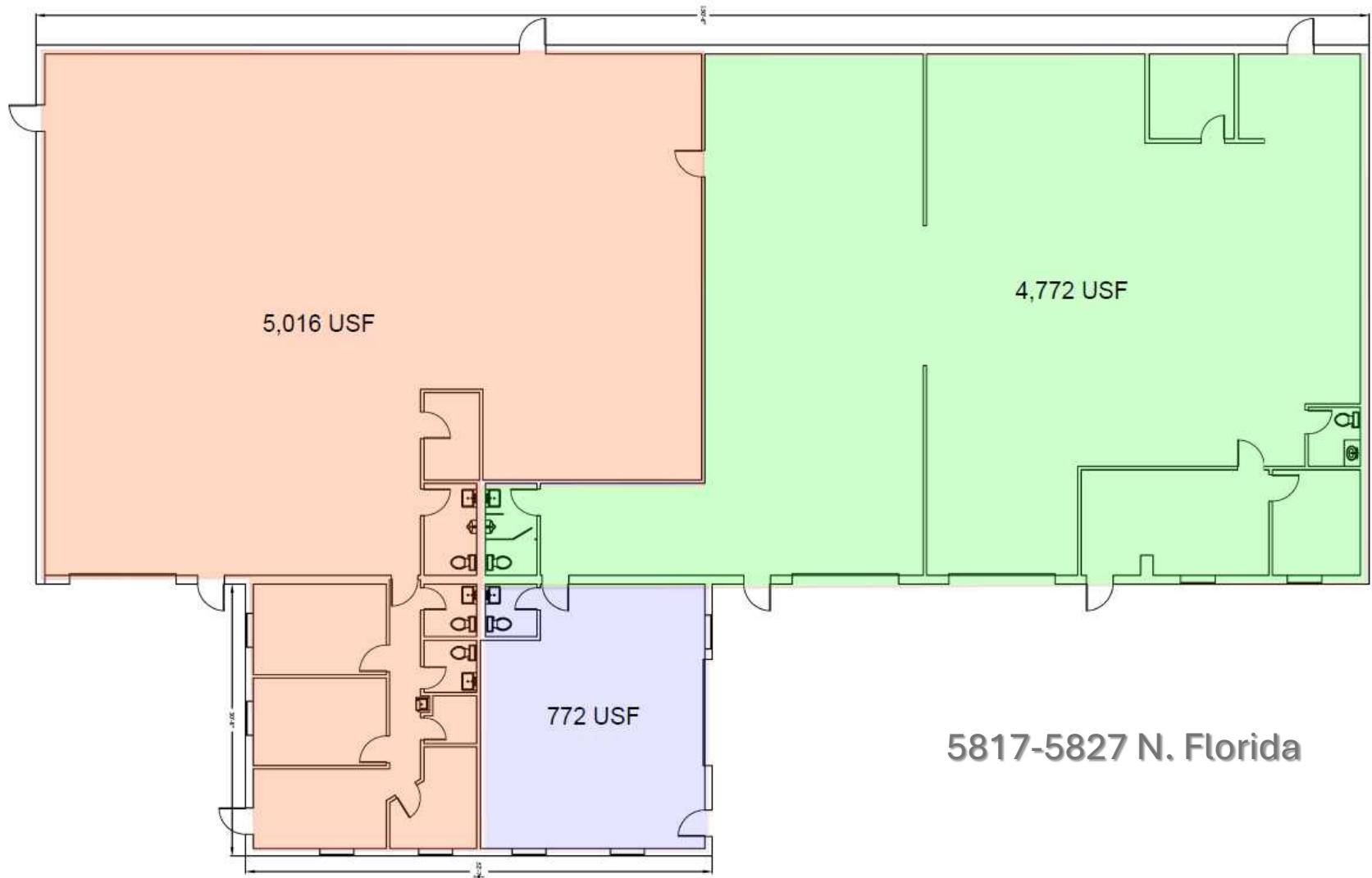
Conceptual rendering showing potential improvements

*Ideal For:
Contractors & trades
Fleet & service companies
Light manufacturing
Owner-user industrial
Outside storage users*

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Floor Plan showing Flexible Layout (as built)



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