

Warehouse Building For Lease

// **3830 EAST OLYMPIC AVENUE**

Spokane, WA 99217



// PRESENTED BY:

Cory Barbieri
Partner and Broker
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
SR Commercial &
Leasing Manager
509.344.4903
bob.spooner@g-b.com



// 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

Lease Rate:	\$10,000.00 per month (NNN)
Available SF:	11,897 SF
Year Built:	2025
Lot Size:	A portion of a 3-acre parcel
Zoning:	LI, Light Industrial

SPACES	LEASE RATE	SPACE SIZE
3830 E Olympic Ave	\$10,000 per month +NNN	11,897 SF

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

// PRESENTED BY:

Cory Barbieri
Partner and Broker
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
SR Commercial &
Leasing Manager
509.344.4903
bob.spooner@g-b.com



// 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

Lease Rate:	\$10,000.00 per month (NNN)
Available SF:	11,897 SF
Year Built:	2025
Lot Size:	A portion of a 3-acre parcel
Zoning:	LI, Light Industrial

SPACES	LEASE RATE	SPACE SIZE
3830 E Olympic Ave	\$10,000 per month +NNN	11,897 SF

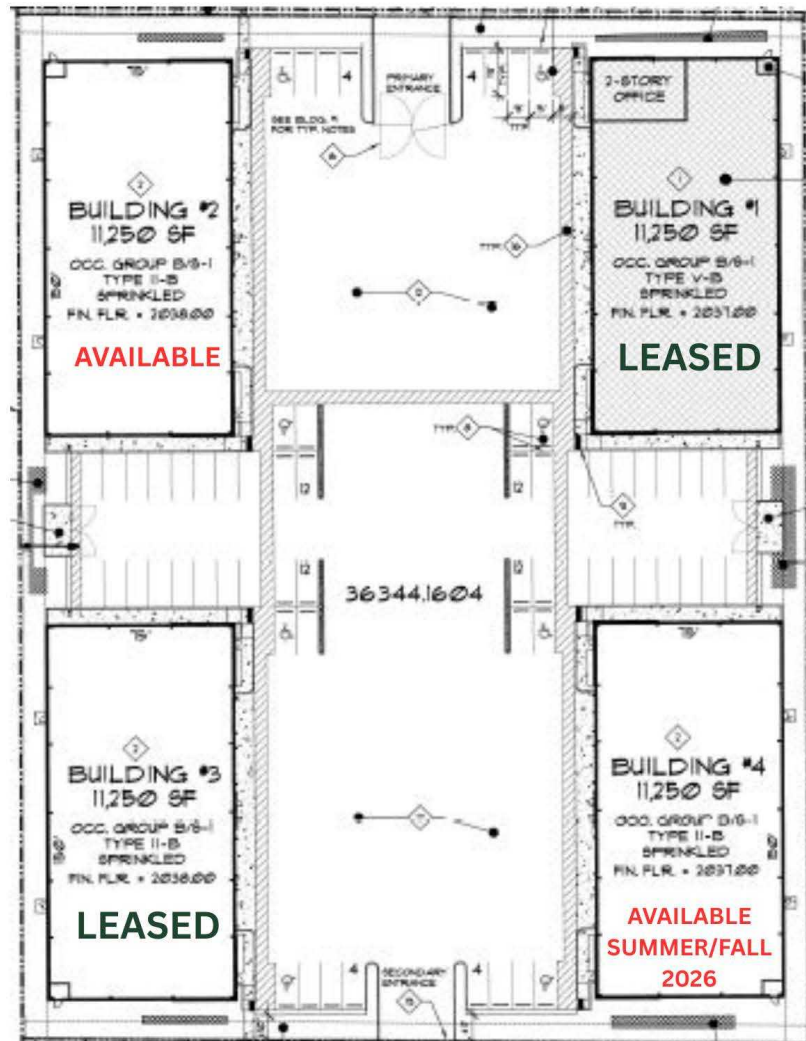
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,426	29,856	76,334
Total Population	6,229	74,450	190,455
Average HH Income	\$62,211	\$70,464	\$79,829

// PRESENTED BY:

Cory Barbieri
 Partner and Broker
 509.344.4901
 cory.barbieri@g-b.com

Bob Spooner
 SR Commercial &
 Leasing Manager
 509.344.4903
 bob.spooner@g-b.com





// PRESENTED BY:

Cory Barbieri
Partner and Broker
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
SR Commercial &
Leasing Manager
509.344.4903
bob.spooner@g-b.com



// LOCATION MAP



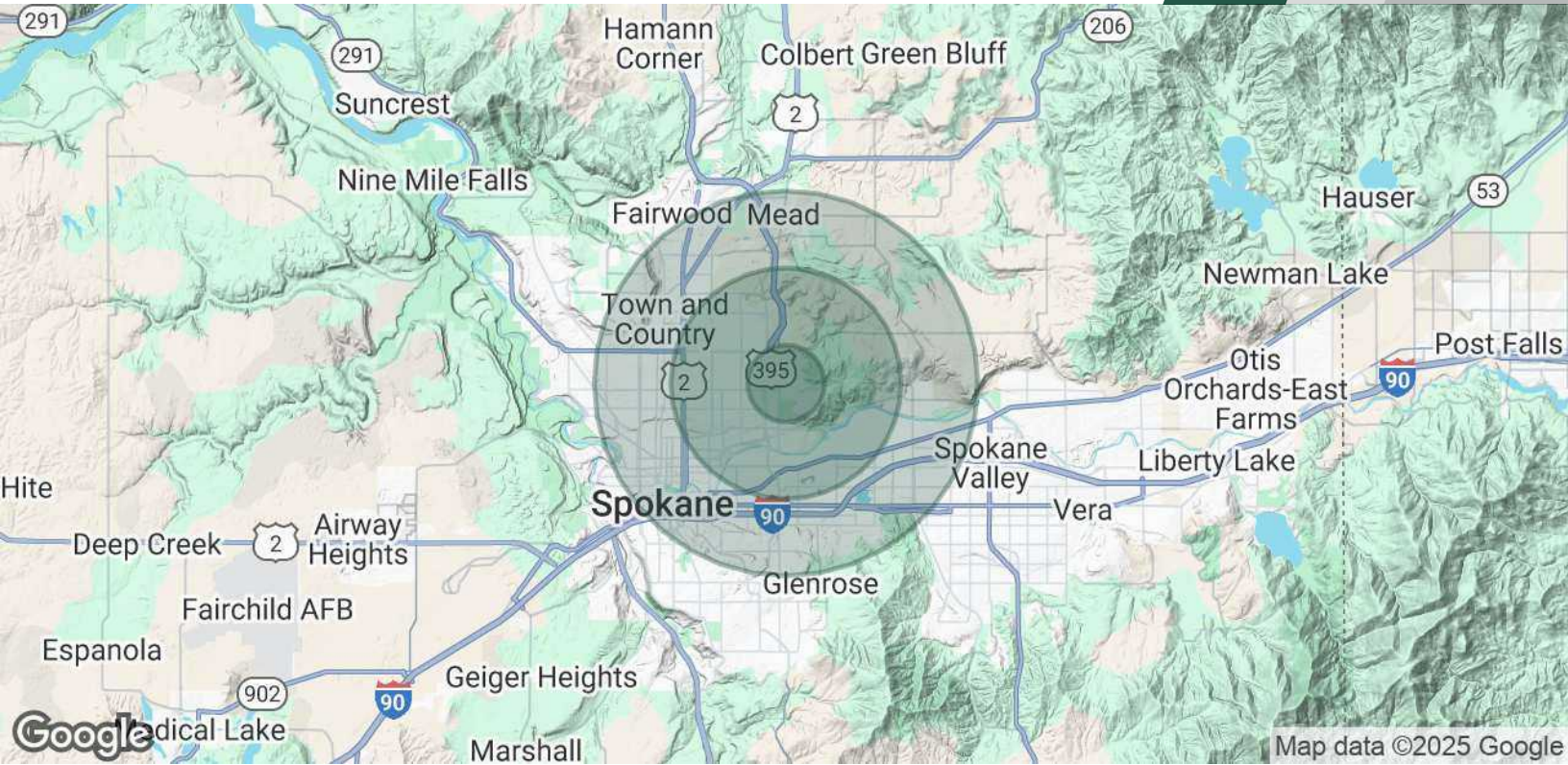
// PRESENTED BY:

Cory Barbieri
Partner and Broker
509.344.4901
cory.barbieri@g-b.com

Bob Spooner
SR Commercial &
Leasing Manager
509.344.4903
bob.spooner@g-b.com



// DEMOGRAPHICS MAP & REPORT



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

Demographics data derived from AlphaMap

// PRESENTED BY:

Cory Barbieri
 Partner and Broker
 509.344.4901
 cory.barbieri@g-b.com

Bob Spooner
 SR Commercial &
 Leasing Manager
 509.344.4903
 bob.spooner@g-b.com

