For Sale & Lease

Office/Warehouse

314 E. Jackson Ave.

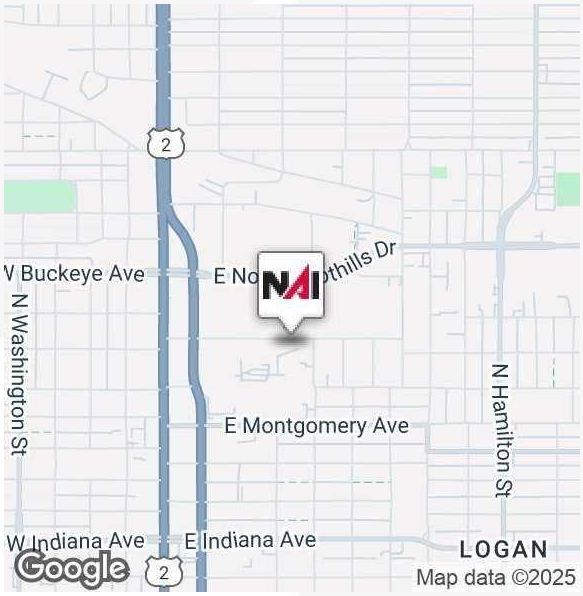
Spokane, Washington 99207

Property Description

- 12,115 SF +/- of Warehouse/Office Space
- Office Area is Approximately 1,500 SF +/-
- Conference Room, Bull Pen/Reception Area and Large Office
- Two Dock High Roll Up Doors
- Dock High Loading Dock on One Entrance and a 14' Roll-Up Door on the Other
- Large Secure and Fenced Yard
- Mezzanine for Extra Storage
- Prime Location Just off of Division St and Close to Downtown
- Traffic Count: N. Ruby & E. Jackson Ave: 24,500 VPD ±
  N. Division St. & E. Jackson Ave: 25,000 VPD ±

Sale Price: $1,395,000

Lease Rate: $8,500.00 per month (NNN)



For more information

John Powers
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jpowers@naiblack.com

Eric Weaver
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eric.weaver@naiblack.com

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801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com

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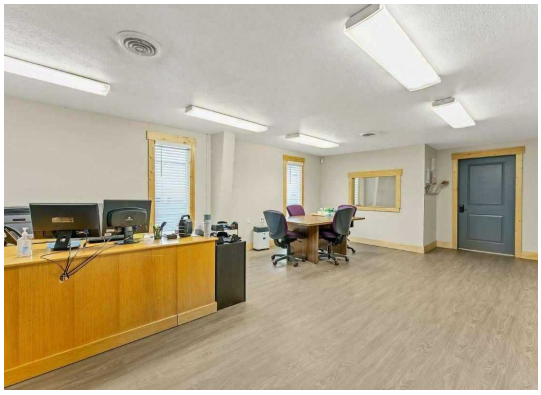

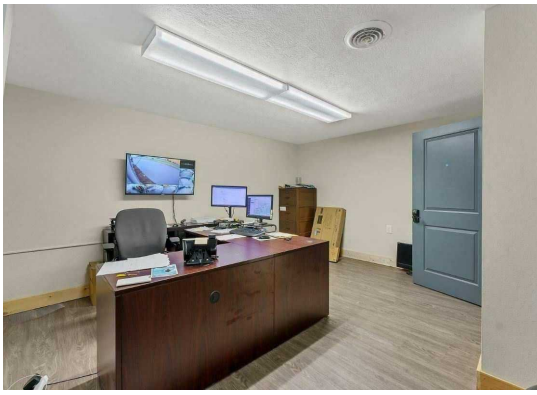

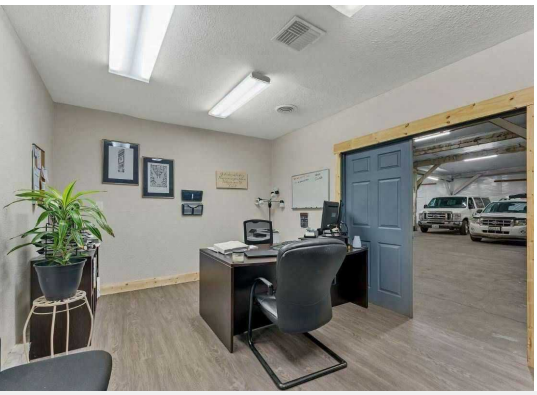

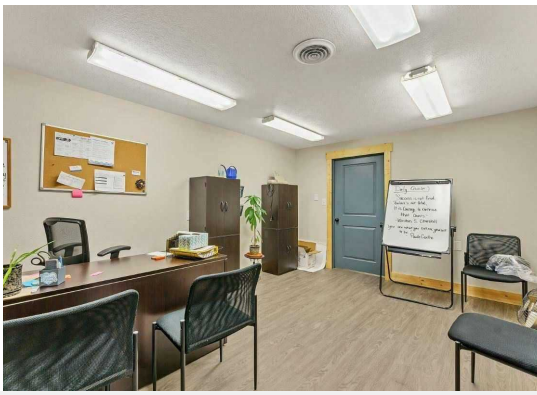

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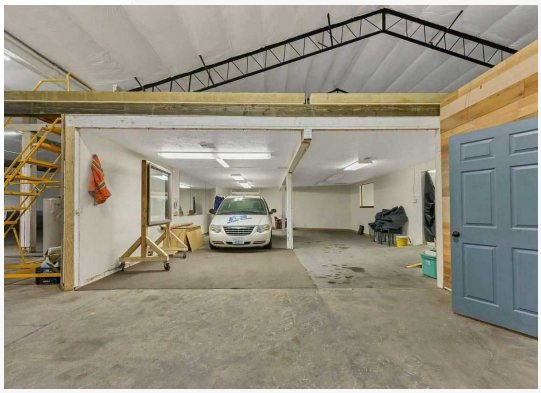

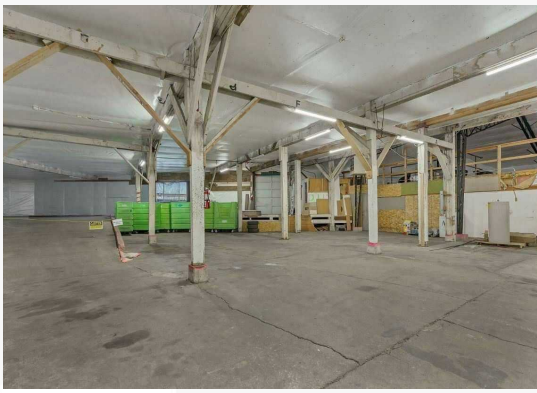

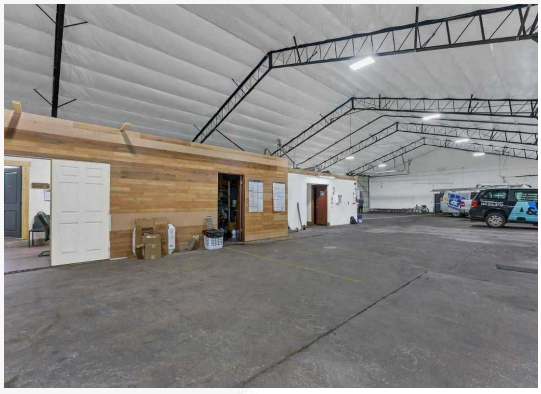

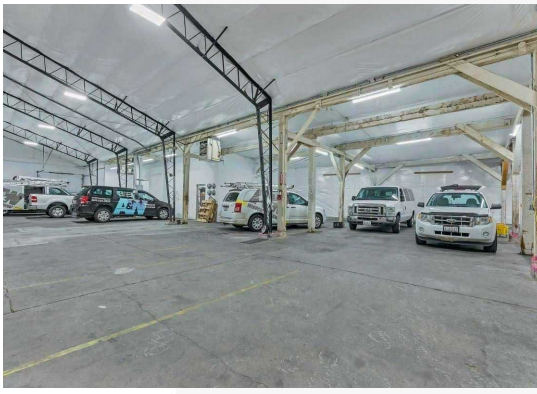

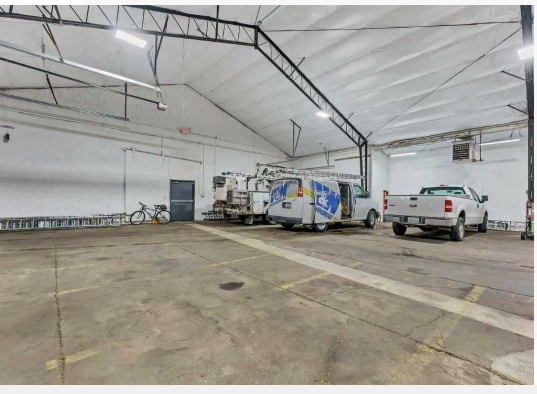

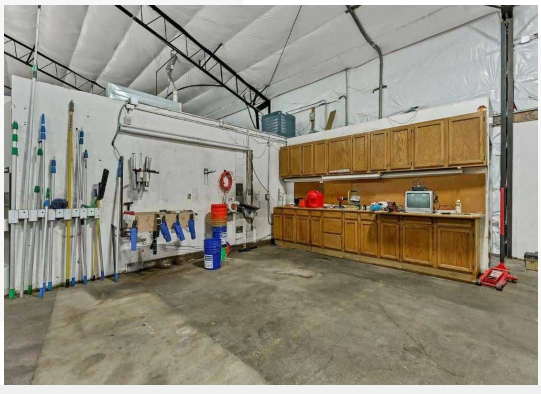

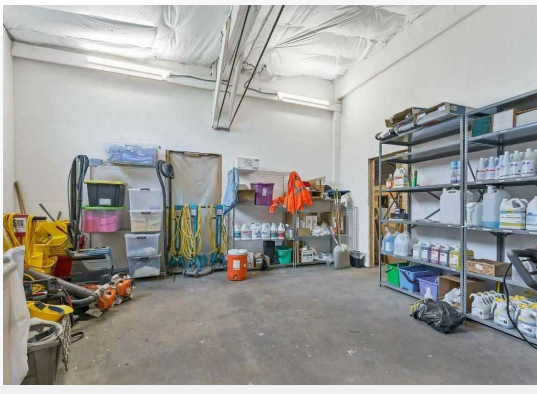

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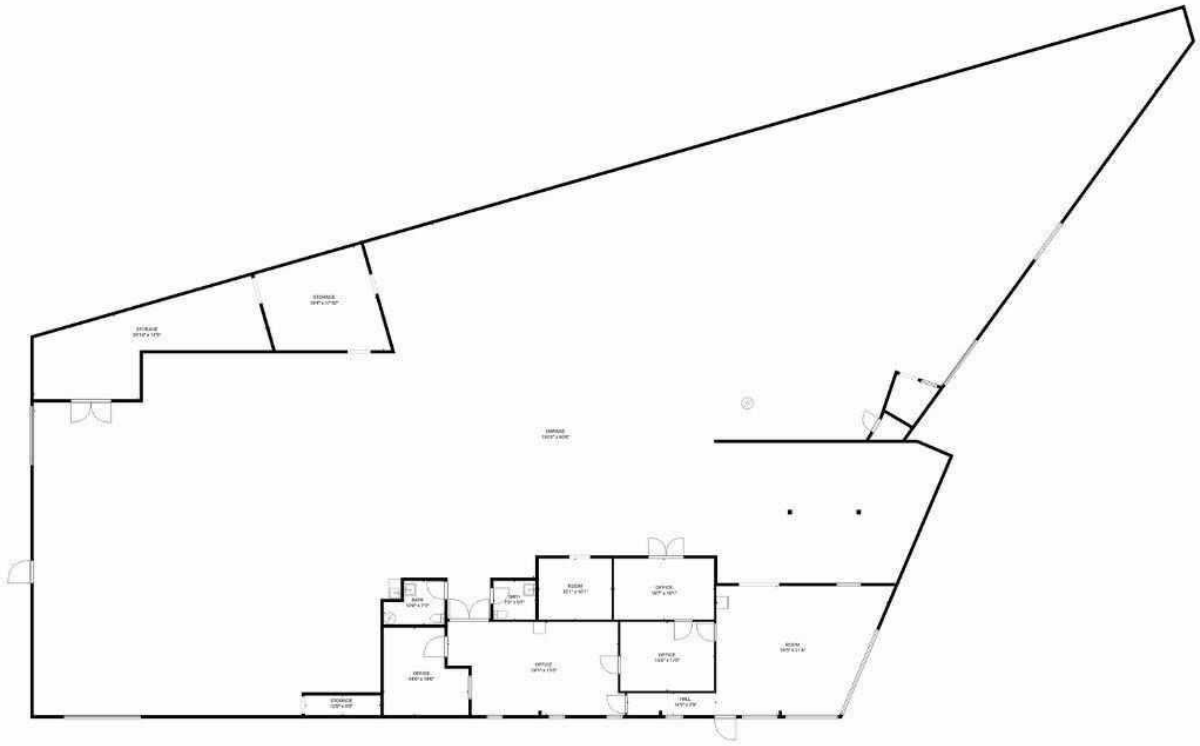

GROSS INTERNAL AREA
FLOOR 1: 1788 sq. ft
EXCLUDED AREAS: STORAGE: 752 sq. ft, GARAGE: 10571 sq. ft, UNDEFINED: 61 sq. ft
TOTAL: 1788 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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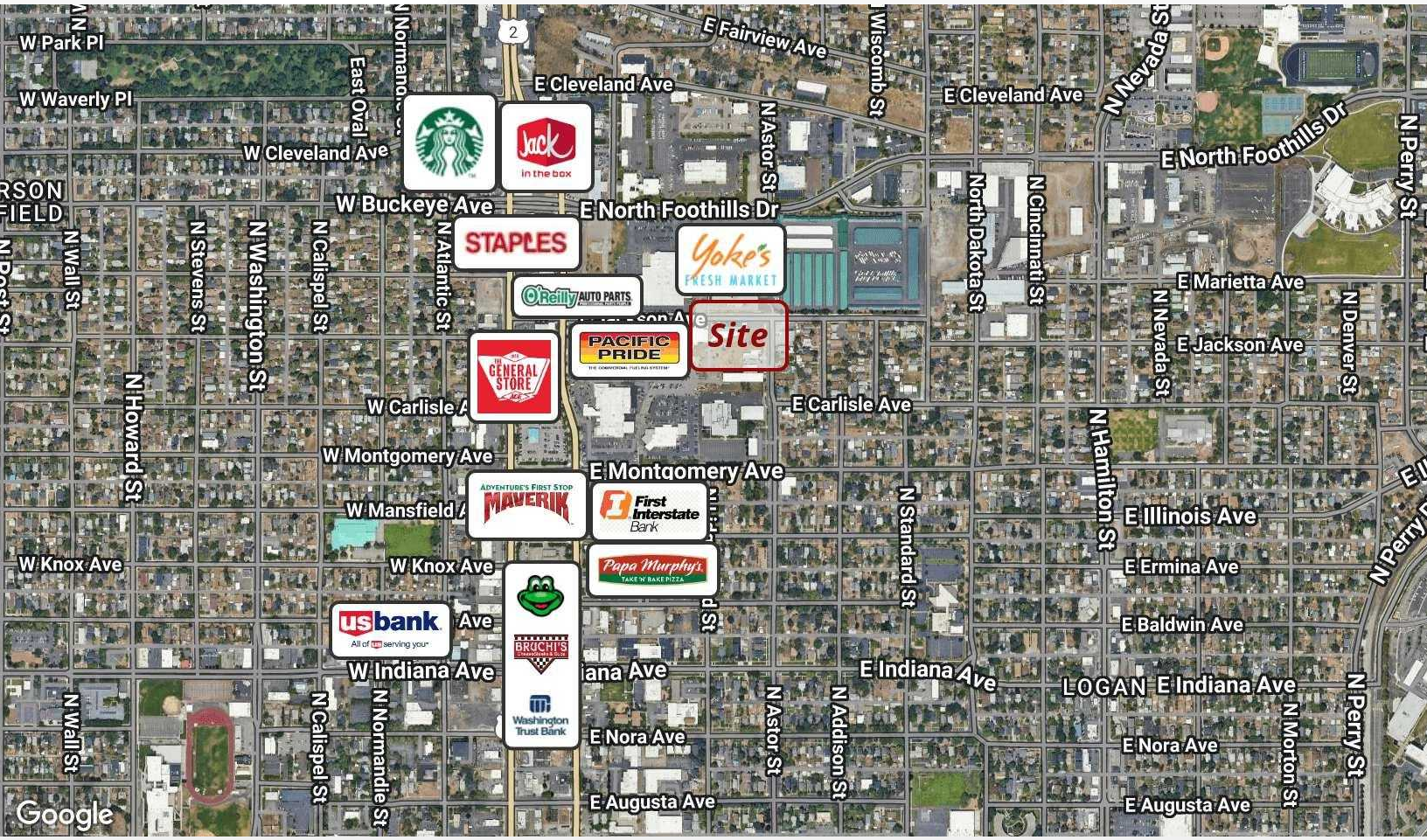

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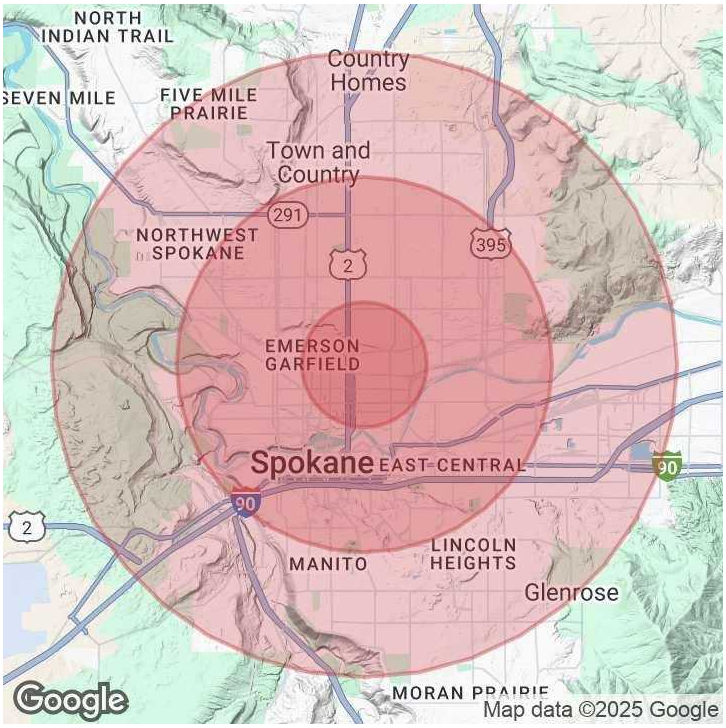
Population	1 Mile	3 Miles	5 Miles
Total Population	18,932	142,173	242,973
Average Age	31.0	35.7	37.4
Average Age (Male)	32.5	35.5	36.7
Average Age (Female)	30.7	37.0	38.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,069	59,603	100,301
# of Persons per HH	2.40	2.27	2.33
Average HH Income	$74,820	$75,535	$89,583
Average House Value	$156,729	$163,556	$200,235

** Demographic data derived from Esri forecast for 2025*



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