

WAREHOUSE/OFFICE FOR LEASE

FLEX WAREHOUSE SPACE

21 N. SKIPWORTH RD.
SPOKANE VALLEY, WA 99206



OFFERING SUMMARY

Lease Rate	\$1.25/SFT/MO
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Estimated NNN	\$0.25/SFT/MO
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Suite 1 SFT	4,730 SFT
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Suite 2 SFT	3,550 SFT
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Total SFT	8,280 SFT
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Available	11/10/2025
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PROPERTY OVERVIEW

A former retail strip mall - the building has been used as a storage facility most recently. The building is being split into two units, each getting a new bathroom, a new office, new lighting, new power, and a gated yardspace.



[PROPERTY TOUR - CLICK HERE](#)

[WALKTHROUGH TOUR - CLICK HERE](#)

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SUITE 1

- 4,730 SFT
- New Bathroom
- New Office
- 2 OH doors/10' w x 12' h
- New Lighting
- New Power (800 amps)
- Yard Space
- 15+ parking spaces
- Dumpster will be removed

SUITE 2

- 3,550 SFT
- New Bathroom
- New Office
- 2 OH doors/10' w x 12' h
- New Lighting
- New Power (600 amps)
- Yard Space
- 10+ parking spaces

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DAINES CAPITAL
COMMERCIAL REAL ESTATE



PROPERTY DETAILS

LAND AREA	0.64 AC	SUITES	2	BLDG HEIGHT	17'
APN	45163.0541	OFFICES	4	OH DOORS	4 TOT/10' W X 12' H
PARKING	25 STALLS	BATHROOMS	2	CONSTRUCTION	MASONRY
BLDG SFT	8,280 SFT	YEAR BUILT	1983	ZONING	CMU

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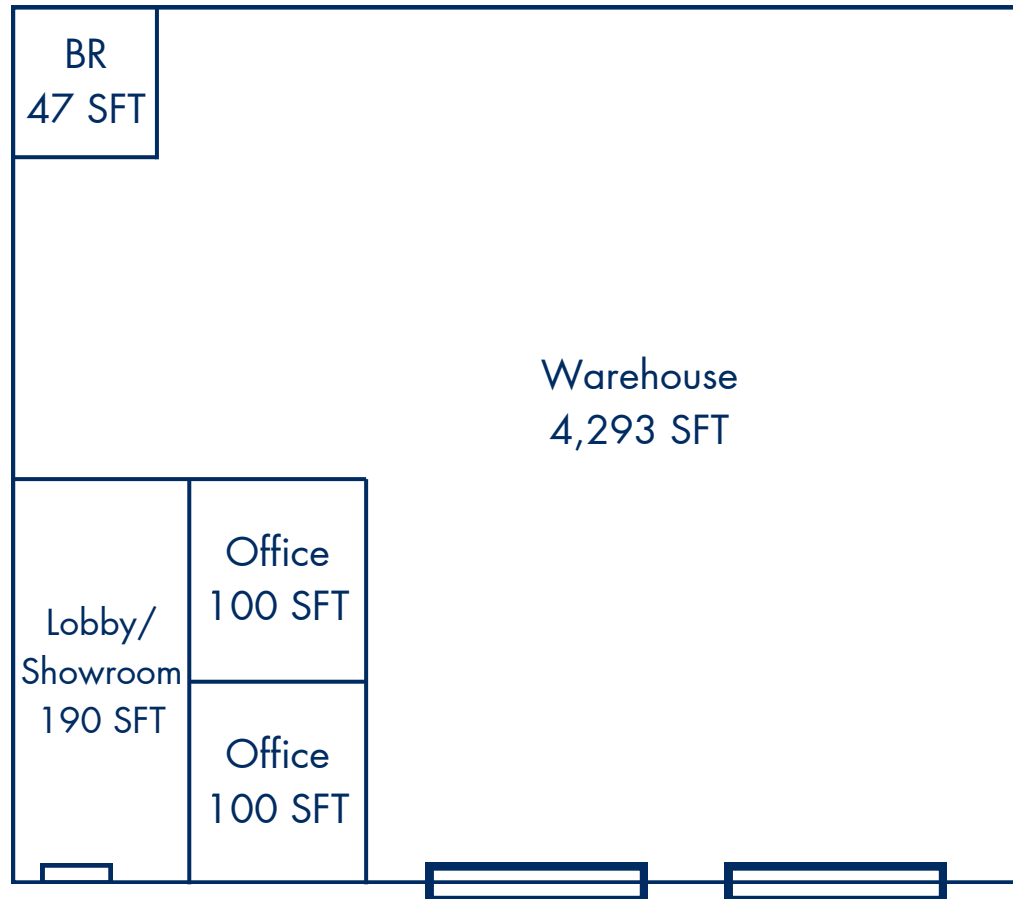
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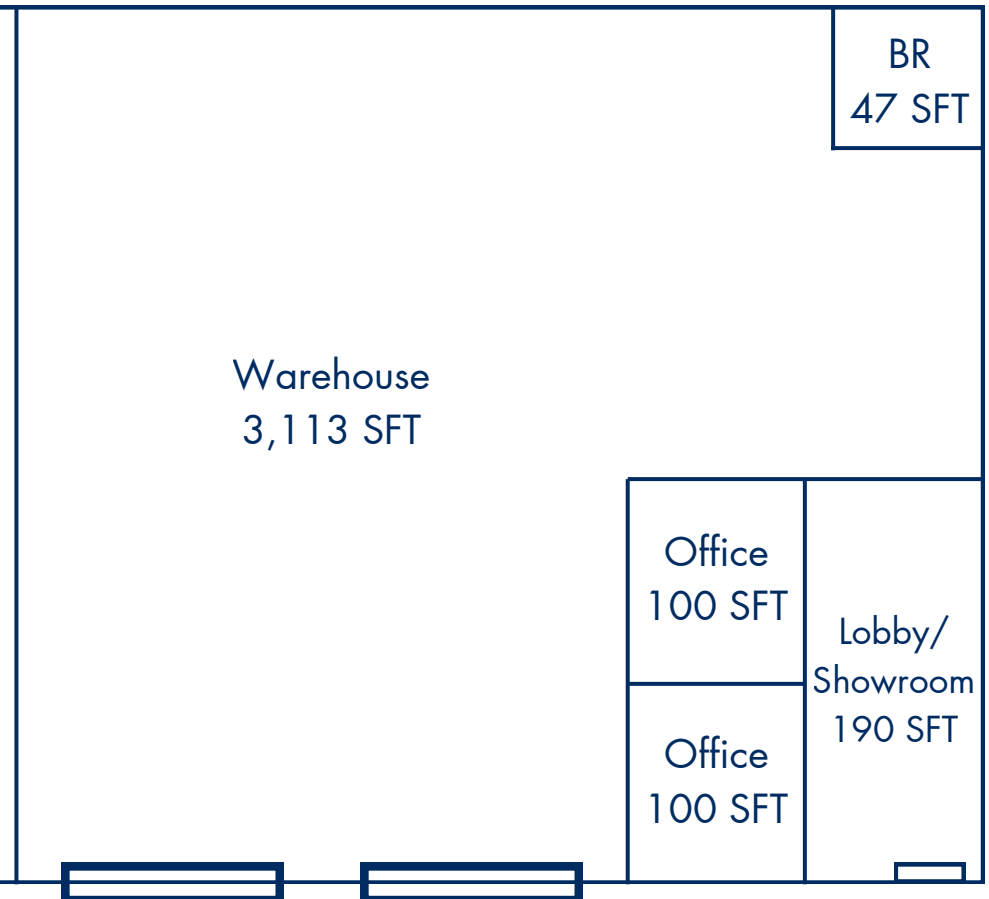


FLOOR PLAN

Suite 1



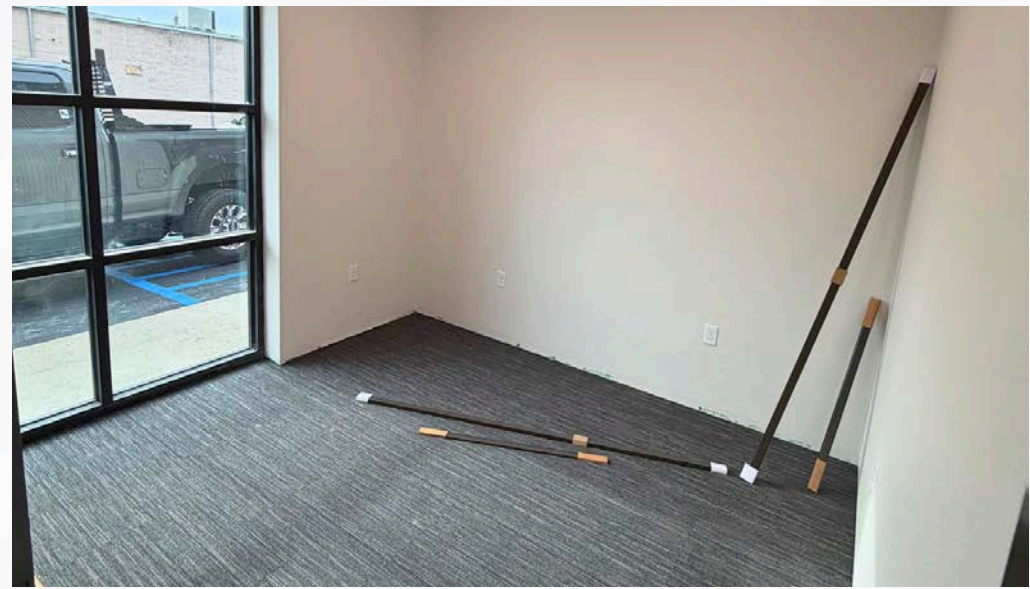
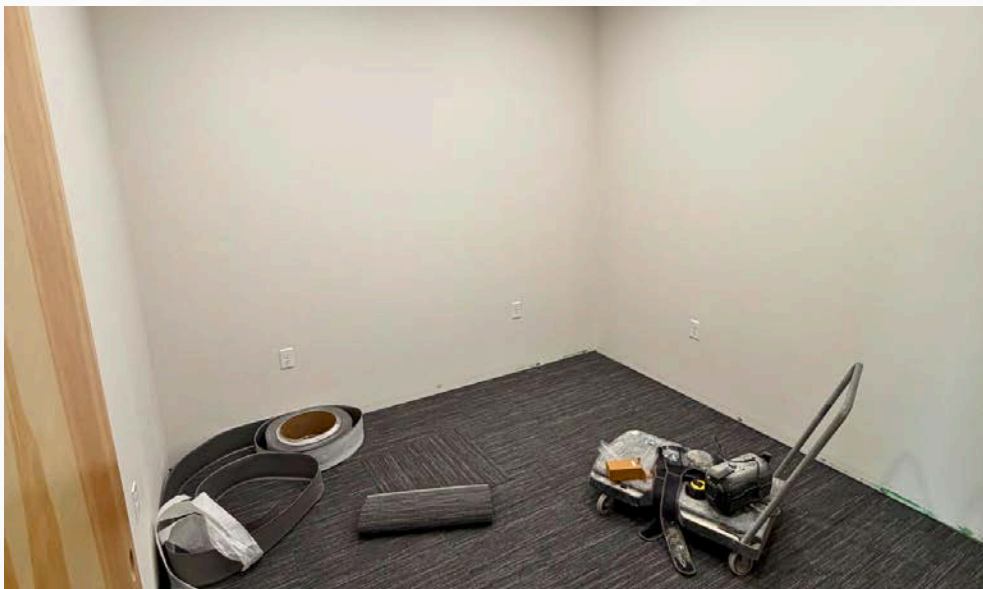
Suite 2



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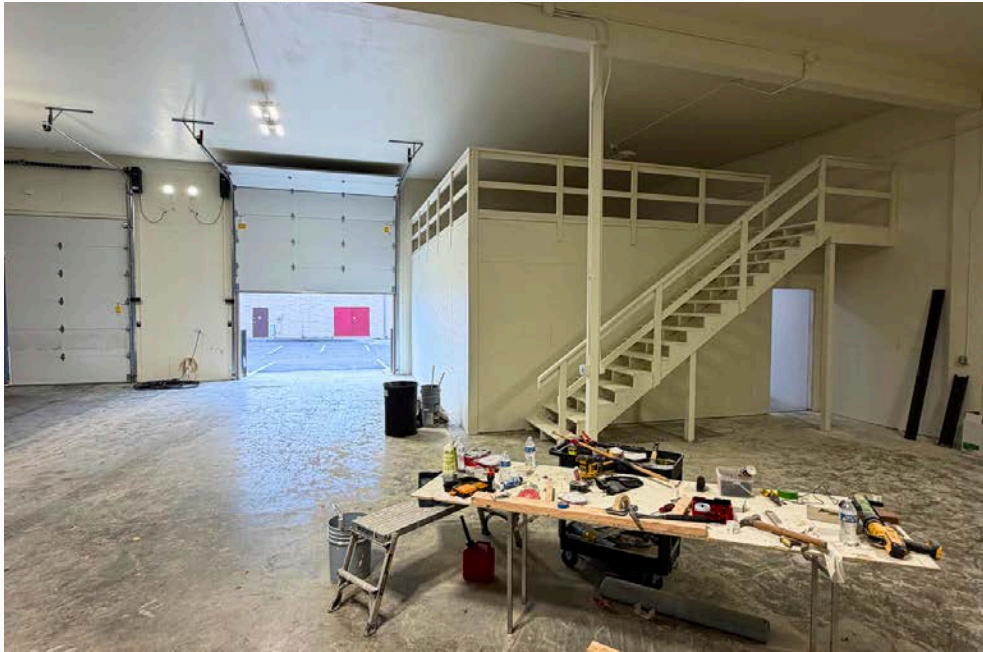
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DEMOGRAPHICS	1 MILE	3 MILE
Population	13,583	80,731
Households	5,572	32,764
Median Age	38	39
Median HH Income	\$56,423	\$61,266
Daytime Employees	6,229	39,801
Population Growth '24-'29	6.13%	6.37%
Household Growth '24-'28	6.37%	6.53%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Sprague Ave.	N. Skipworth Rd.	21,489
E. Sprague Ave.	N. Gillis Rd.	21,213
E. Sprague Ave.	N. Bowdish Rd.	23,018

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