

For Sale or Lease

Office/Warehouse



110 S Sherman Street

Spokane, Washington 99202

Property Description

Space Available: 5,640 SF ±

- Warehouse: 3,200 SF± (40' x 80')
- Office/Showroom: 2,400 SF± (30' x 80')

Total Lot Size: 15,682 SF ±

14' Clear Height

10' x 12' OH Door

Zoned: DTU

CMU Construction

Year Built: 1972

On-Site/Street Parking Available

Available December 16, 2023

Sale Price: Contact Listing Agent

Lease Rate: \$12.00 SF/yr (NNN)



For more information

Drew Ulrick, SIOR

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

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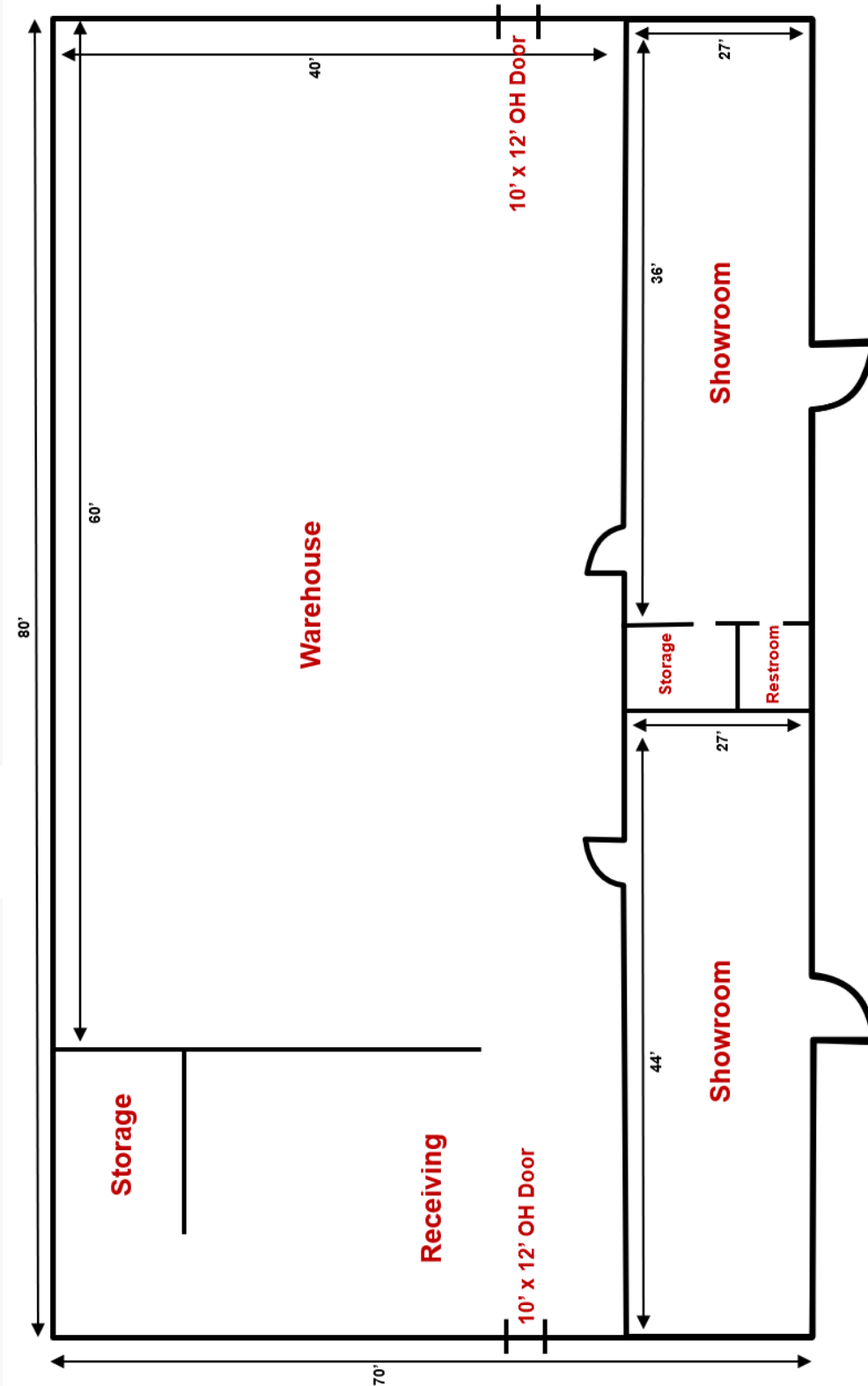


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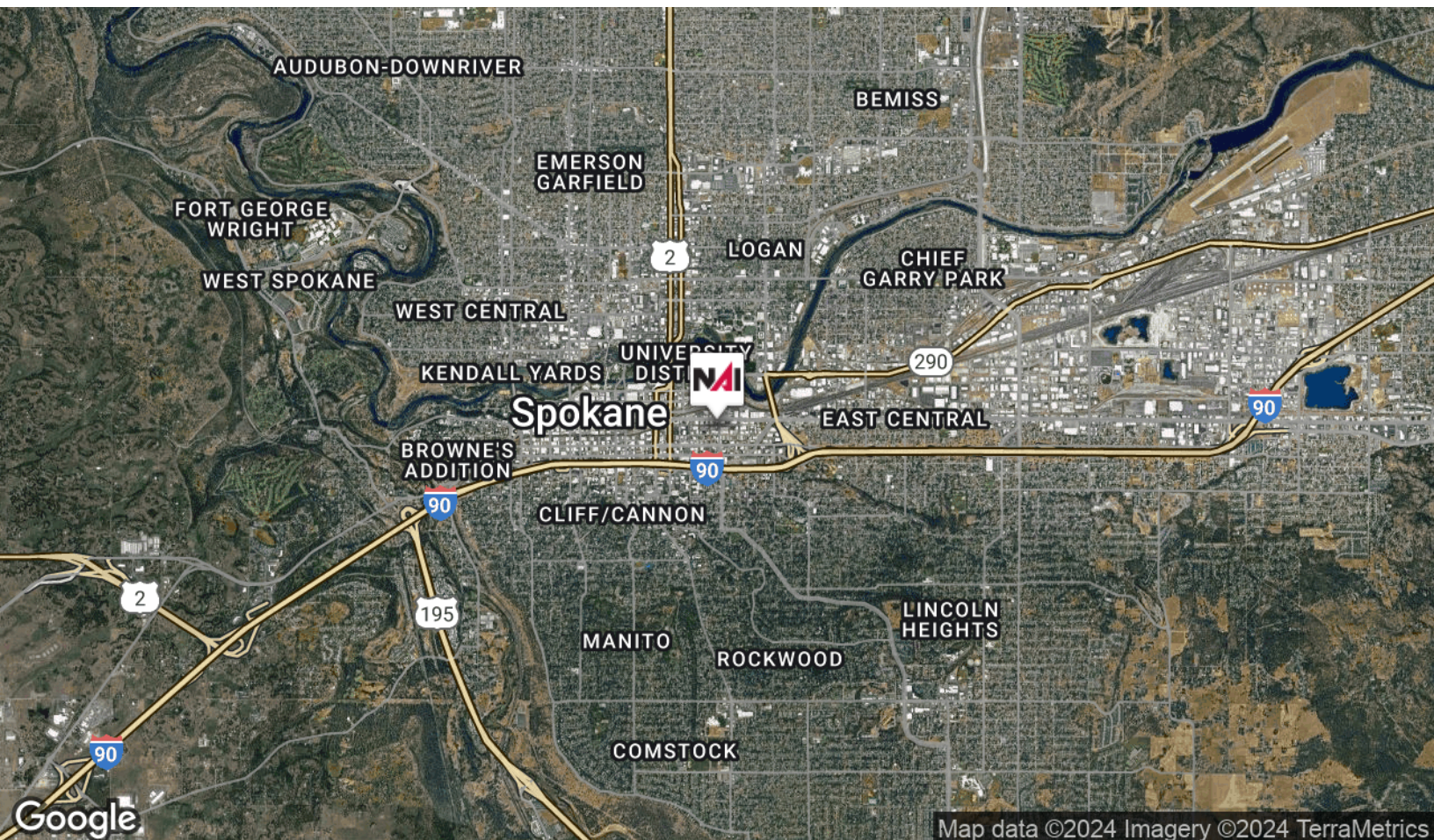
These are non-architectural drawings. Buyer or tenant to verify measurements.

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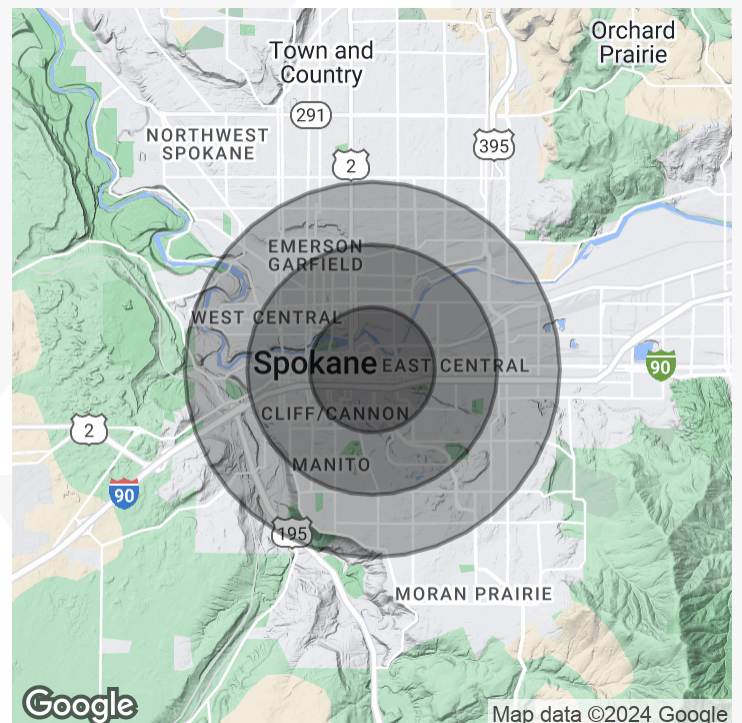
Population	1 Mile	2 Miles	3 Miles
Total Population	12,460	57,429	114,718
Average Age	35.7	36.8	37.9
Average Age (Male)	35.3	36.2	37.0
Average Age (Female)	36.8	37.5	39.1

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,543	28,000	54,178
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$46,130	\$57,135	\$62,217
Average House Value	\$138,047	\$186,235	\$200,765

Traffic Counts

Sherman Street	3,100/day
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* Demographic data derived from 2020 ACS - US Census



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