4916 S Ben Franklin Ln

4916 S BEN FRANKLIN LN, SPOKANE, WA 99224

FOR SALE



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Executive Summary

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OFFERING SUMMARY

Building Size:	9,000 SF
Lot Size:	4.12 Acres
Zoning:	Light Industrial

PROPERTY OVERVIEW

This is a 9,000 SF warehouse on 4.12 acres of land. An additional 6,000 SF of building was originally designed as an expansion area for the warehouse, and the footings and foundation walls are already installed. Would be able to combine all 3 bays into 6,300 SQ FT.



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.

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Additional Photos

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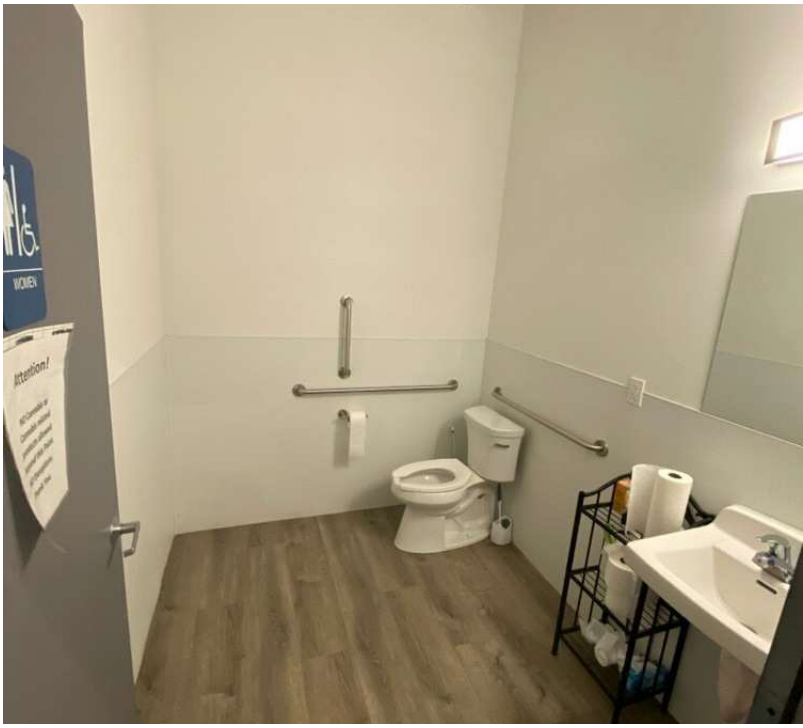
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Aerial Photo

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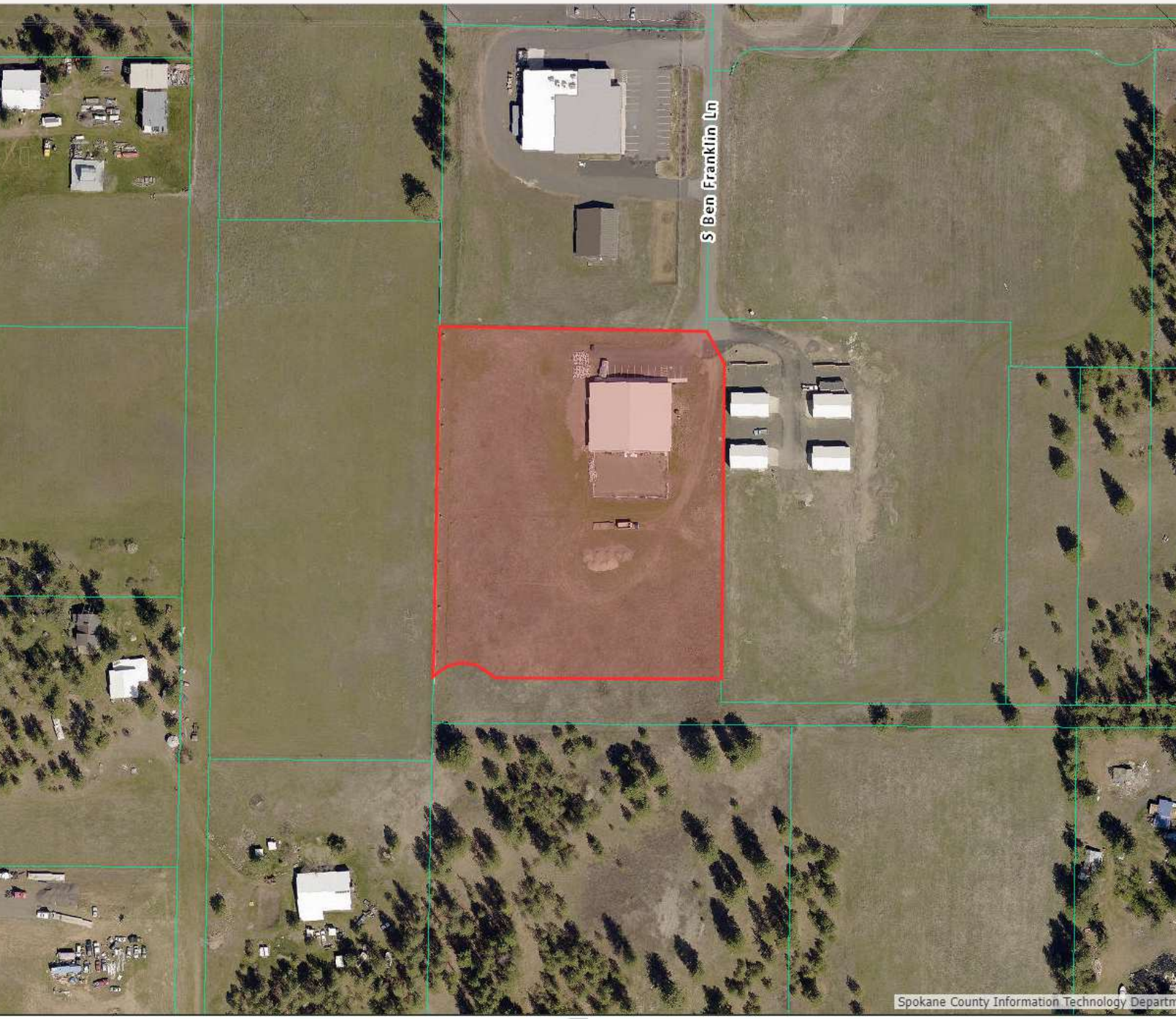
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Parcel Outline

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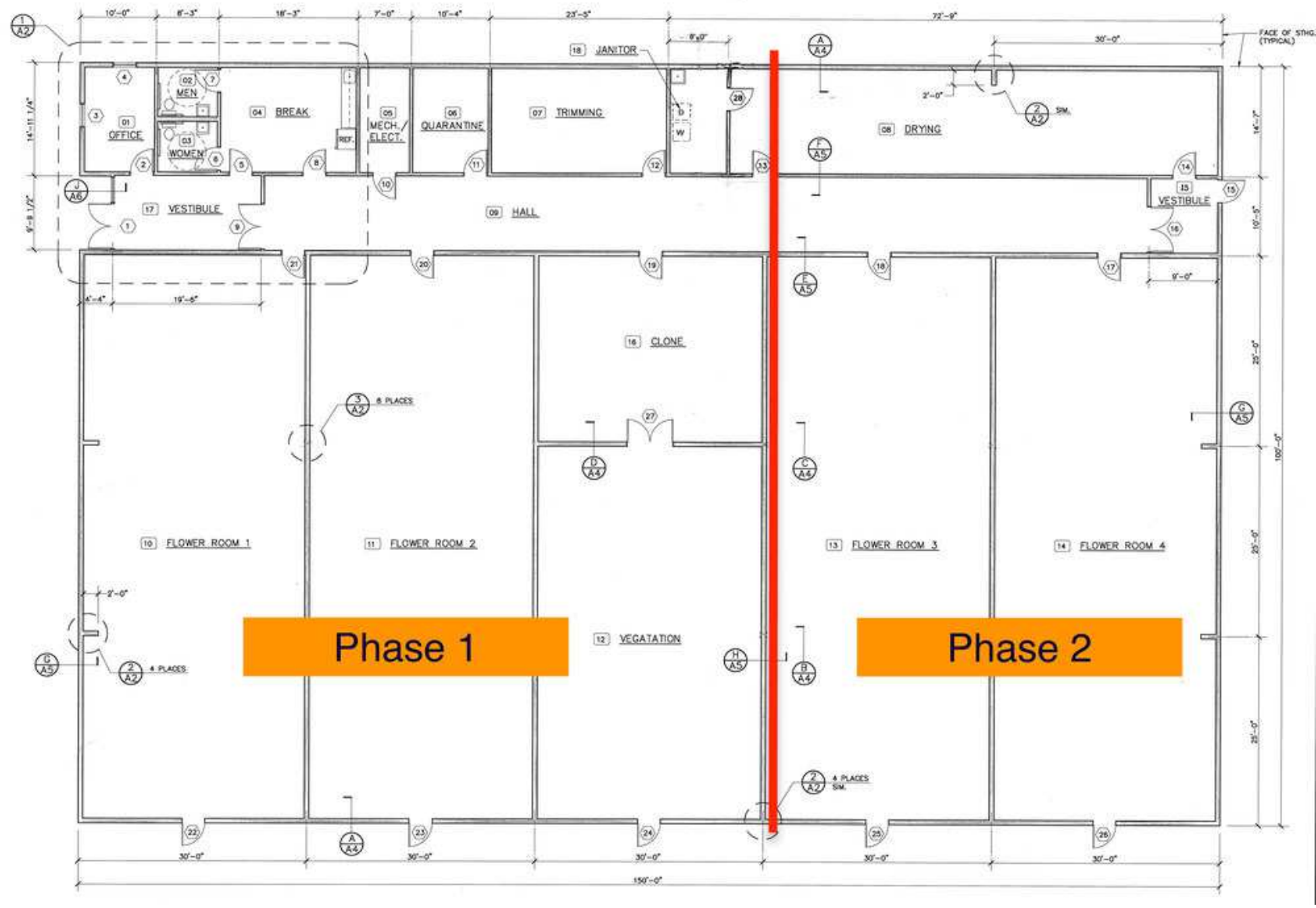
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Floor Plan

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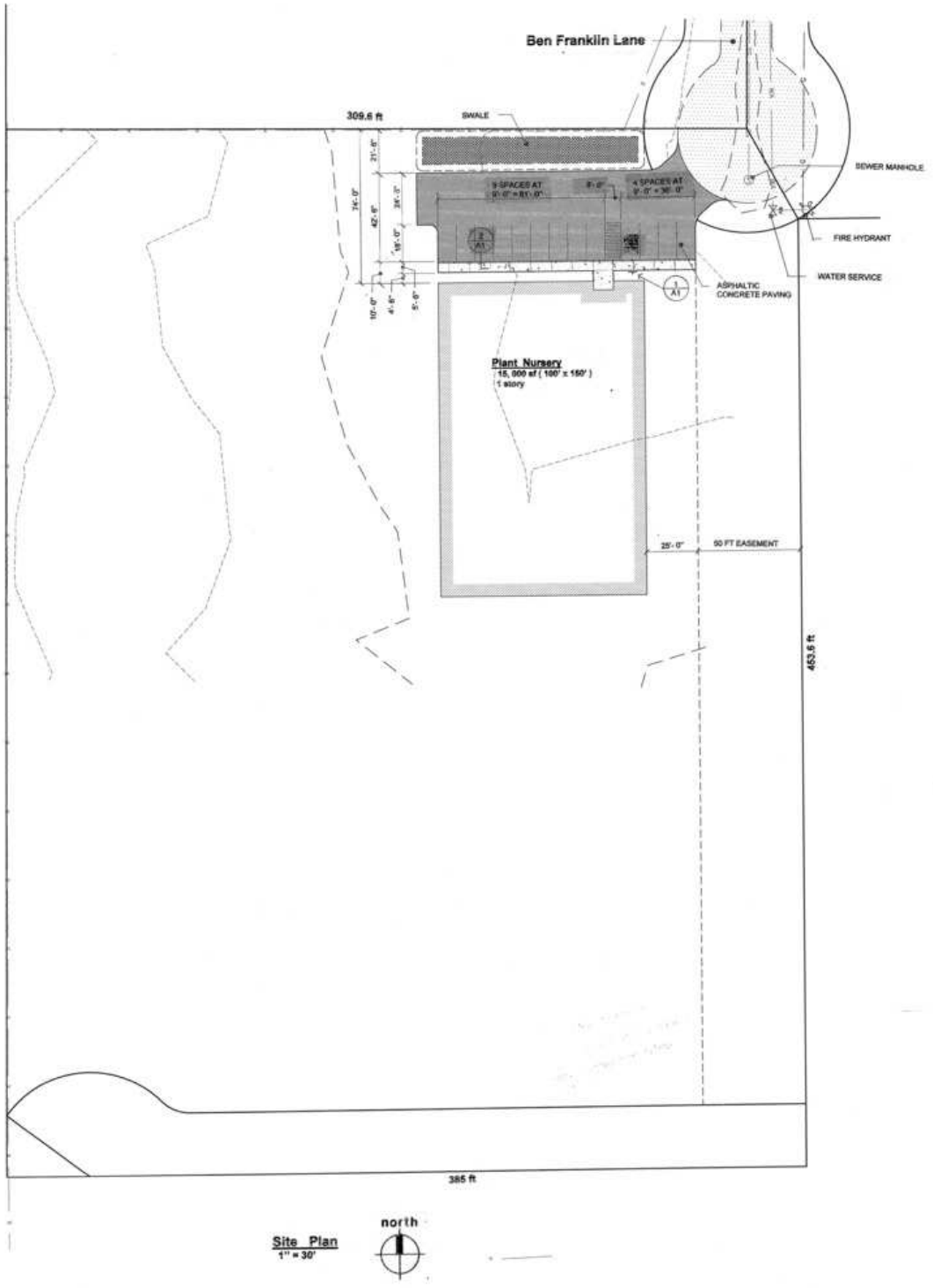
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Site Plan

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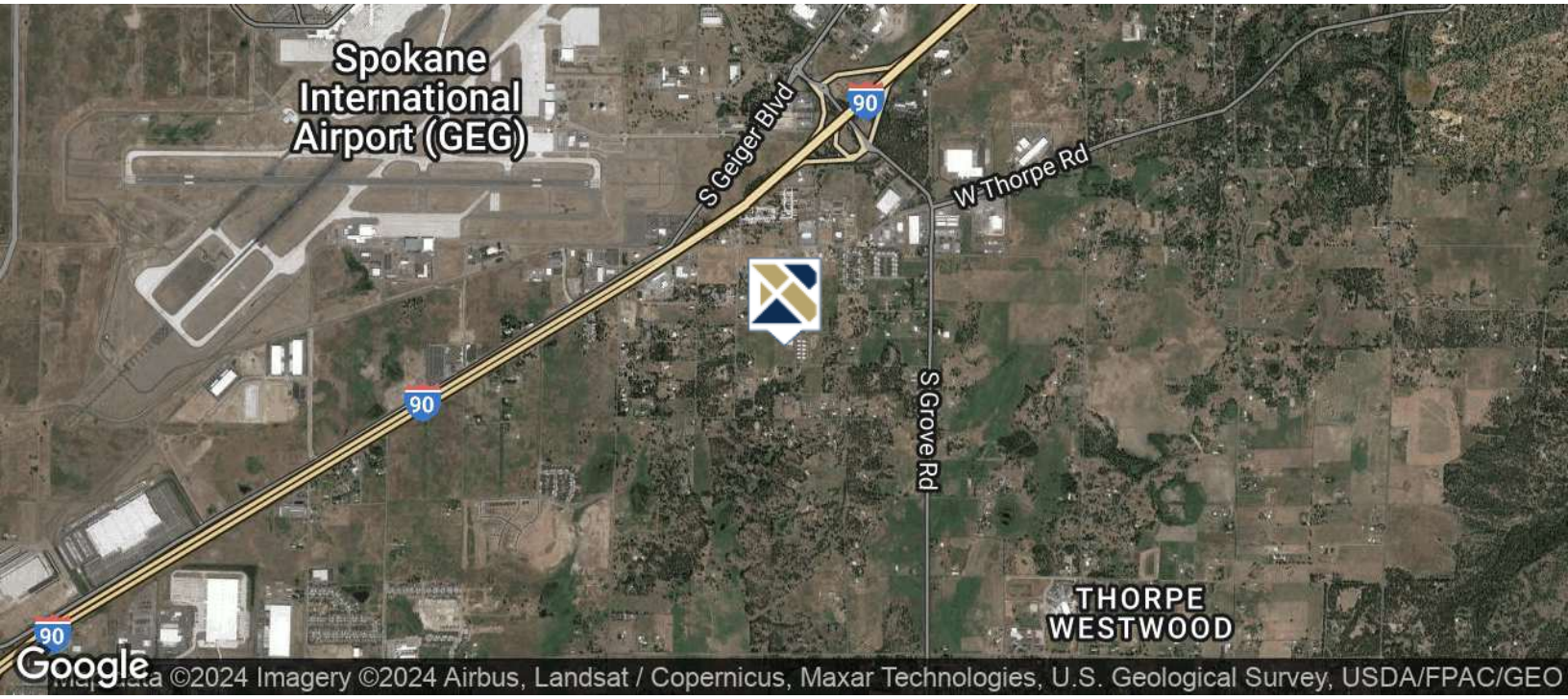
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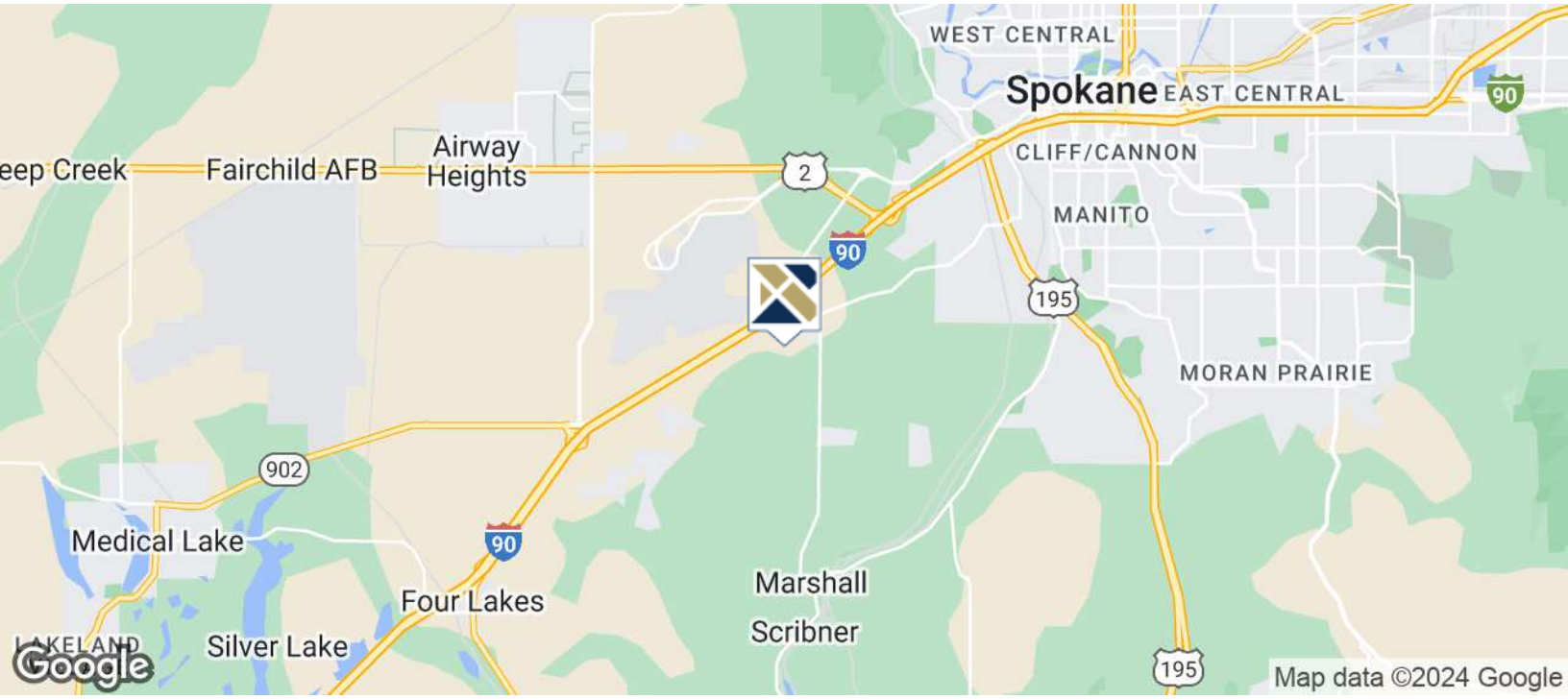
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Location Map

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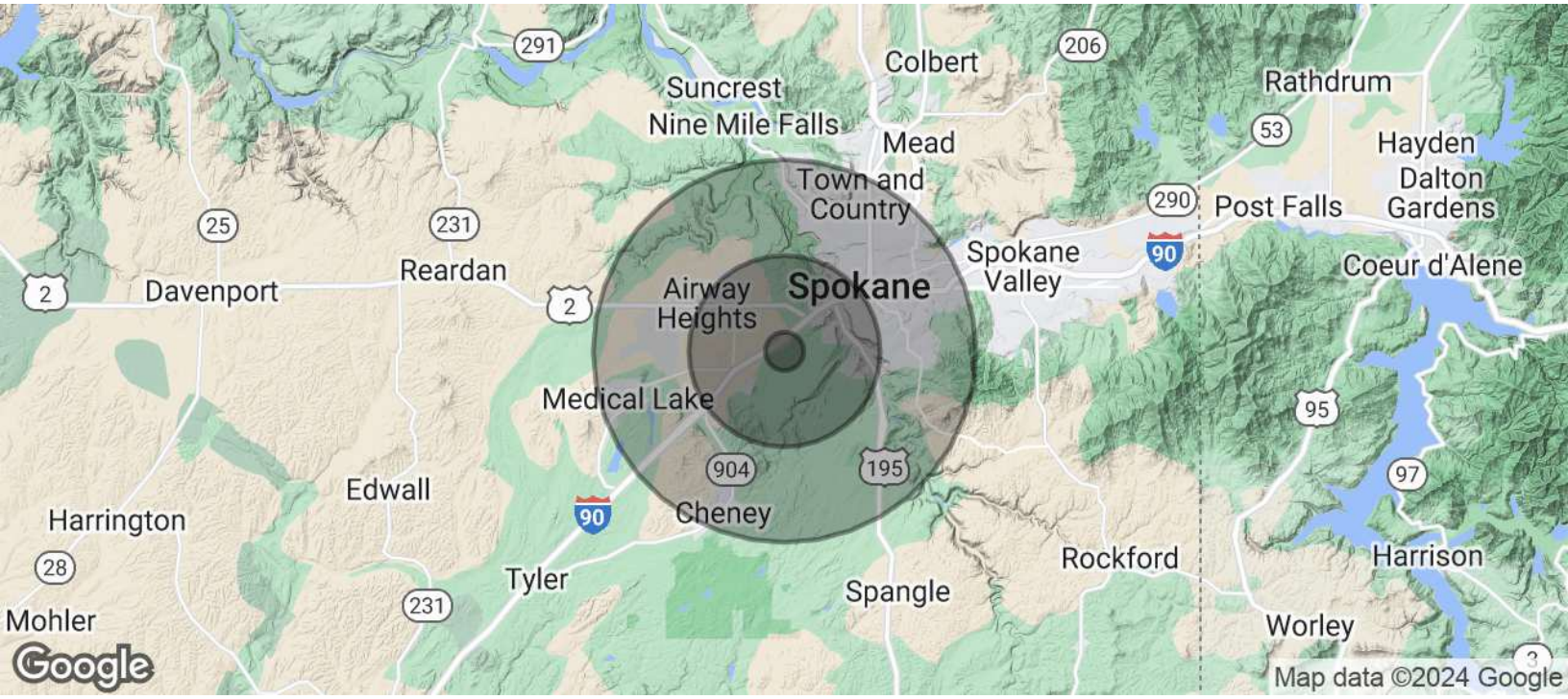
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	764	17,108	269,334
Average Age	40.0	39.6	36.1
Average Age (Male)	41.8	39.2	34.9
Average Age (Female)	37.9	39.0	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	314	7,160	111,338
# of Persons per HH	2.4	2.4	2.4
Average HH Income	$62,934	$63,800	$57,538
Average House Value		$347,500	$215,741

** Demographic data derived from 2020 ACS - US Census*

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