

WAREHOUSE

2224 N Locust, Bay 3, Spokane Valley, WA 99206



For Lease

Improvements:

Total Building: 12,000+/-SF
Available Bay 3: **1,435+/-SF**
Grade Level OHD: 12' x 14'
Ceiling Height: 16'
Heat : F.A.G.
Sewer: Yes
Construction Type: Steel Frame
Age: 1988
Warehouse Power: 3 Phase/200 amp,
120/208v

Site information:

Site size: a portion of 71,395+/-sf
Parcels: 45083.0171 & 45083.0164
Zoned: Industrial

For Lease:
\$574/Mo NNN

NNN's estimated at \$330/mo

For more information:
Doug Byrd

Byrd Real Estate Group, LLC
509-326-8080 Cell 509-216-6575
Doug@byrdrealestategroup.com



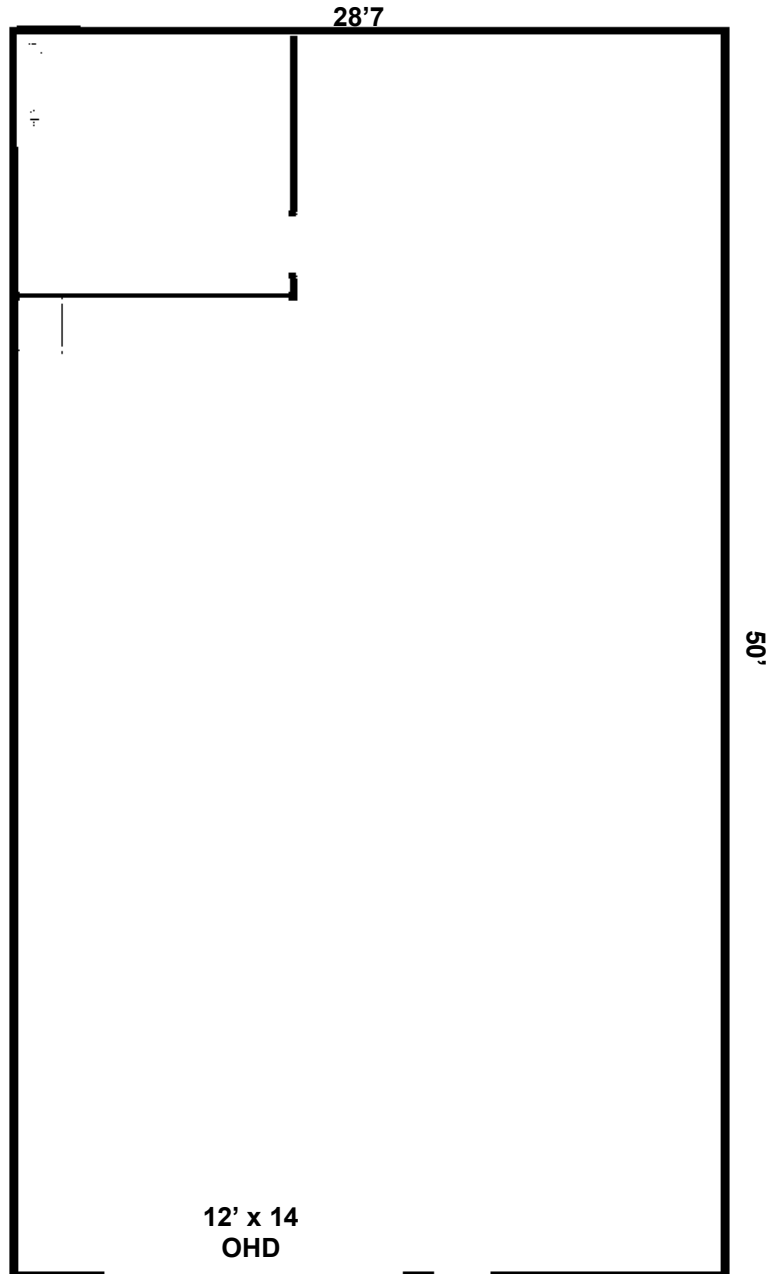
Byrd Real Estate Group L.L.C.
PRODUCING PROPERTY SOLUTIONS
1912 N. Division St., Suite 201
Spokane WA 99207



All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.

WAREHOUSE

2224 N Locust, Bay 3, Spokane Valley, WA 99206



Doug Byrd

Byrd Real Estate Group, LLC
509-326-8080 Cell 509-216-6575
Doug@byrdrealestategroup.com

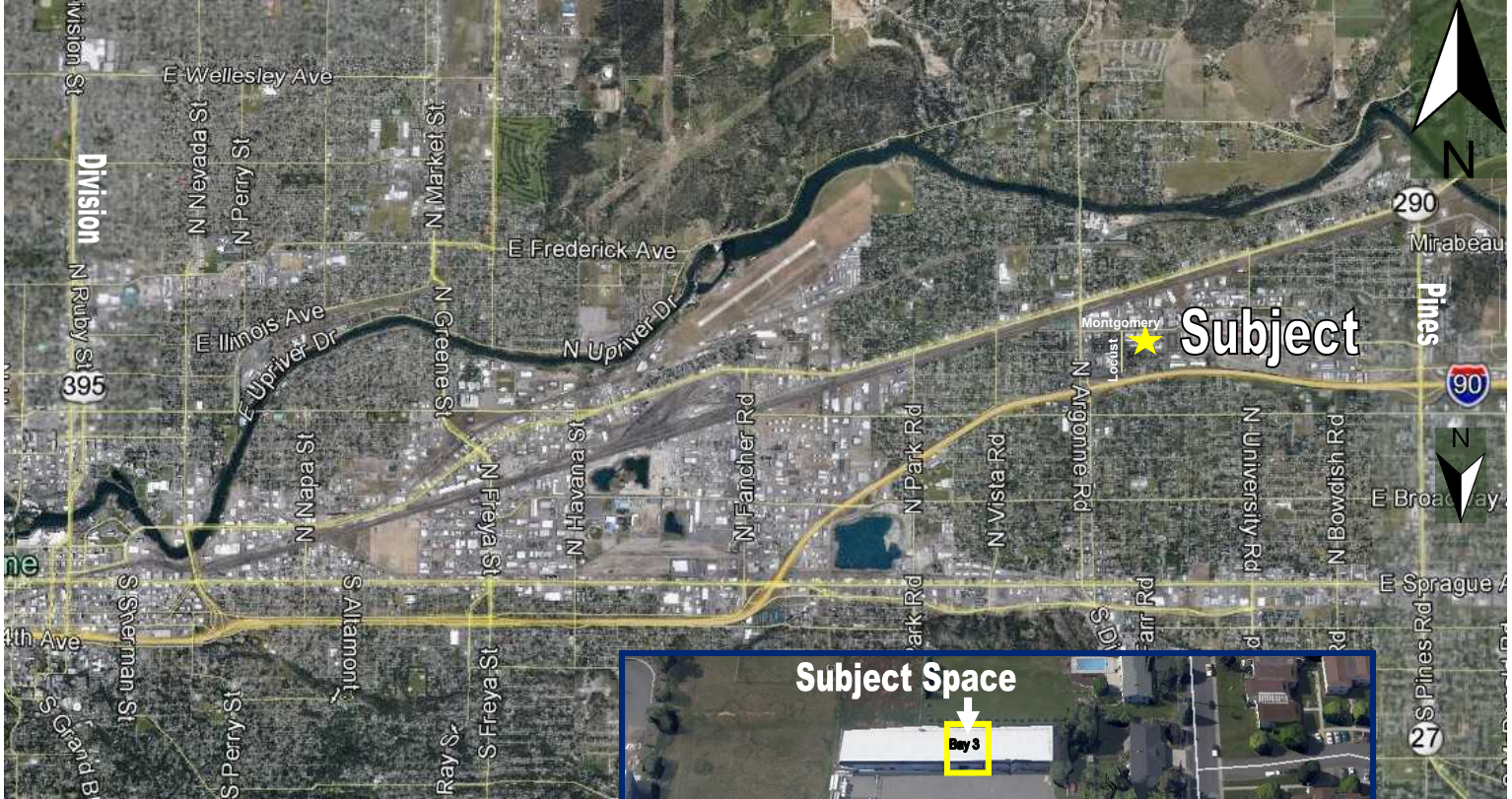


Byrd Real Estate Group L.L.C.
PRODUCING PROPERTY SOLUTIONS
1912 N. Division St., Suite 201
Spokane WA 99207

All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.

WAREHOUSE

2224 N Locust, Bay 3, Spokane Valley, WA 99206



For more information:

Doug Byrd

Byrd Real Estate Group, LLC
509-326-8080 Cell 509-216-6575
Doug@byrdrealestategroup.com



Byrd Real Estate Group L.L.C.
PRODUCING PROPERTY SOLUTIONS
1912 N. Division St., Suite 201
Spokane WA 99207

All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.