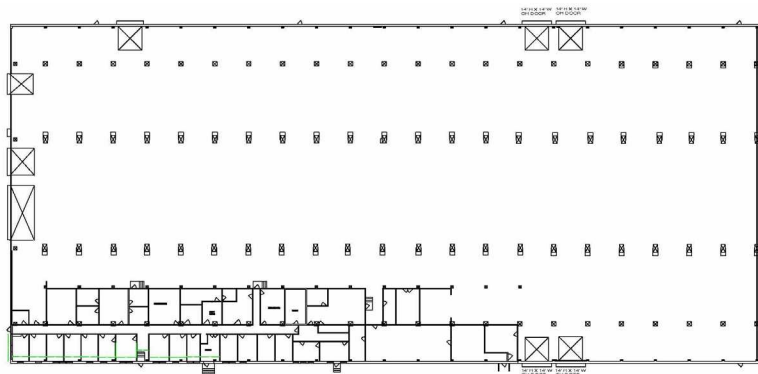




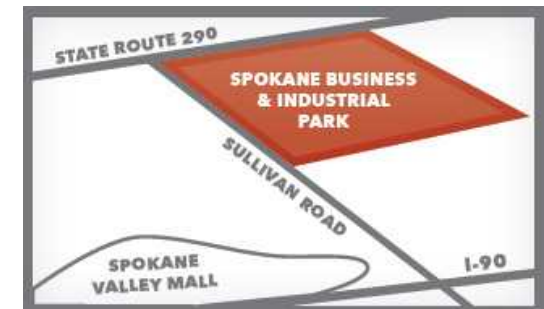
**BUILDING 7, SUITE I**



## PROPERTY FEATURES

- BUILDING SITE:** Grade Level
- SQUARE FOOTAGE:** 88,000 SF
- OFFICE AREA:** 11,650 SF
- CLEAR HEIGHT:** 17' - 37'
- POST CONFIGURATION:** Varies
- HEAT:** Gas Forced Air
- OVERHEAD DOORS:** 1 - 12x14, 1 - 16x16, 1 - 31x16, 5 - 14x14
- CRANES:** 2 - Low-Bay 5-Ton  
3 - High-Bay 10-Ton
- LIGHTING:** LED
- ELECTRICAL:** 1,000 amps; 480/277; 3 phase
- TYPE OF LEASE:** Modified Gross
- TERM:** 5 - 10 Years

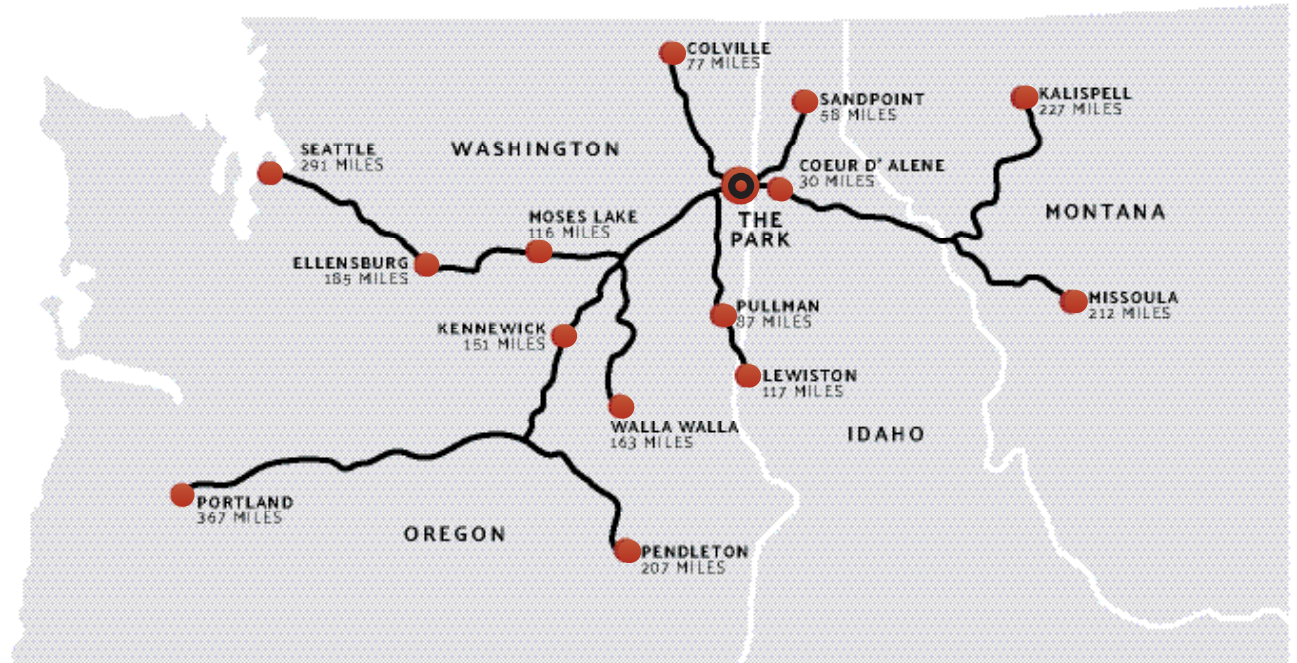
**SHELL RATE \$0.30 PSF/MO NNN  
WITH ANNUAL INFLATIONARY INCREASES**



- ✓ Rail served by BNSF and UP
- ✓ Most competitive industrial lease rates in the Inland NW
- ✓ After-hours security
- ✓ On-site management and maintenance team
- ✓ 1.5 miles to I-90

The Park is the region's largest employment center with over 120 resident companies employing more than 4,500 people. Over 4.5 million square feet of space rank The Park as one of the largest business and industrial parks in the country.

Our team of management professionals stands ready to provide all the information and planning assistance required for your company's relocation or expansion into the region's premier business and industrial park. The Park provides the most flexible and valuable leasing options available and has the resources to customize any one of our spaces to suit your needs.



## KEY FEATURES



20 Minute Drive to Spokane International Airport



Easy I-90 and SR 290 Access



On Spokane Transit System Bus Route

Owned and operated by:

Full Brokerage Commission Paid to Procuring Broker

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