

LOCATION: Yard area on the north side of Alki, south of the Broadway

Industrial Park between Freya and Havana. Great location with convenient access via Broadway or Alki and located within minutes to I-90, City of Spokane's Central Business

District, and the City of Spokane Valley.

SITE: $\pm 33,440$ SF (± 160 ' x ± 209); a portion of parcel number

35154.0209; Site has been graded and graveled with 6'

high black cyclone fence and gates installed.

AVAILABLE

AREA:

±28,440 total SF in Areas A and C; can lease together or

separately; see below

ZONING: HI, Heavy Industrial per city of Spokane

UTILITIES: No power, water or sewer available to the yard areas

LEASE PRICE

AREA A: $\pm 124' \times \pm 160' = \pm 19.840 \text{ SF}$

\$1984/Mo/MG (10¢/SF); area is fenced, graded and

graveled

AREA B: $\pm 50' \times \pm 100' = \pm 5{,}000 \text{ SF}$

\$750/Mo/MG (15¢/SF); area is 50 and fenced and is

within the new 6'H cy long-fenced area

AREA C: $\pm 85' \times \pm 135' \text{ (less Area B, 5,000 SF)} = \pm 6,475 \text{ SF}$

\$650/Mo/MG (10¢/SF); area is fenced and paved

Industrial Fenced Yard

4000 E. Alki Ave. Spokane, WA 99202





TRACY LUCAS

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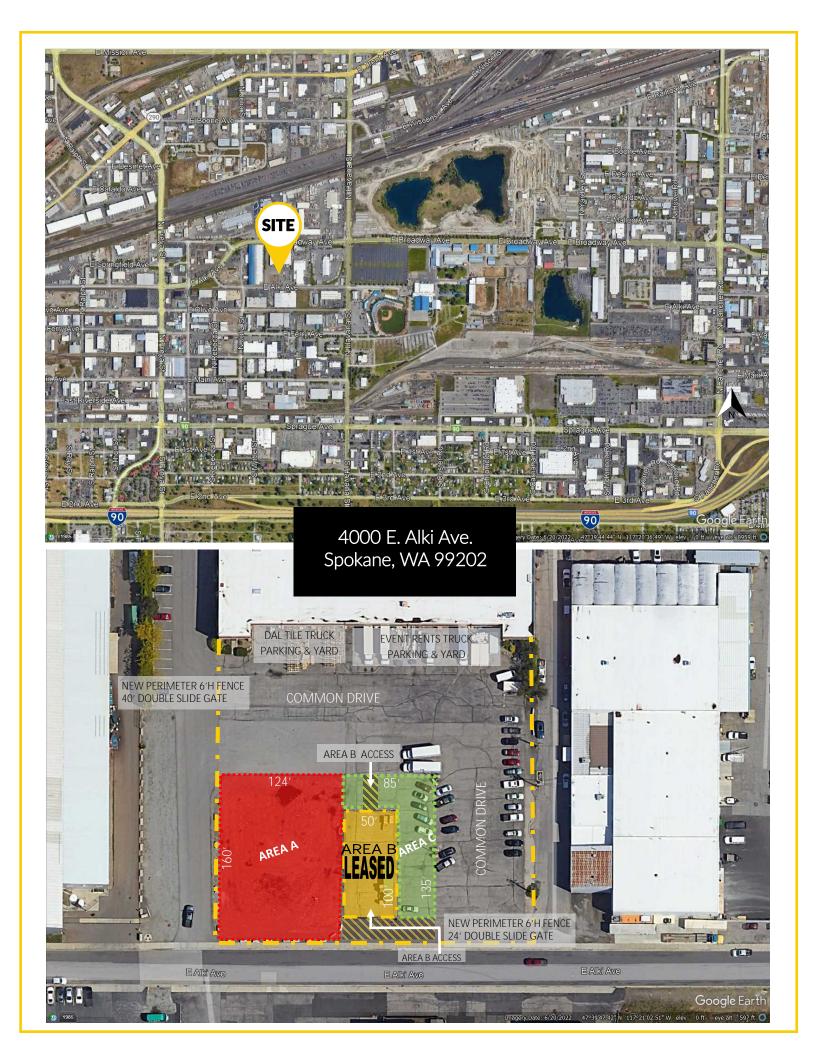
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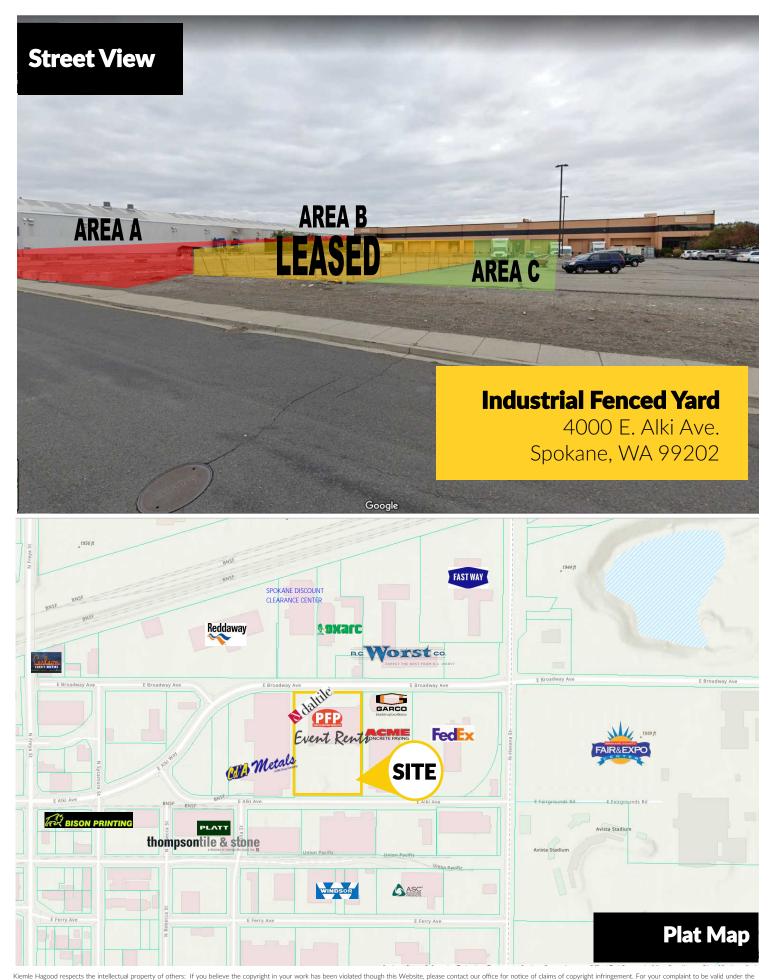
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