

LOCATION: Great central location on Yardley, just north of Broadway between

Havana and Fancher, minutes to I-90. Former location of Movie

Time Popcorn.

SITE: A portion of a $\pm 97,800$ SF or 2.25 acre site;

Parcel 35141.1801 & 35141.1804

ZONING: City of Spokane Valley, I, Industrial

IMPROVEMENTS: Total Available Area: ±4,000 SF

Office Area: \pm 360 SF Warehouse Area: \pm 3,640 SF

Heat: Two (2) new gas unit heaters

Construction Type: Steel frame, metal skin

Loading: one (1) 10' x 10' dock high door

Power: 440 V, 3 phase

Shop Lighting: All new LED lights in 2023

Ceiling Height: 21'5" to 22'3"

Age: 1955

Sewer & Water: City of Spokane Available: April 1, 2024

LEASE PRICE: \$2,600/Month + \$1,400/Month NNNs = \$4,000/Month total —

includes gas & electric charges

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. 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. 03/20/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\Yardley N 1015.PUB

OFFICE & WAREHOUSE

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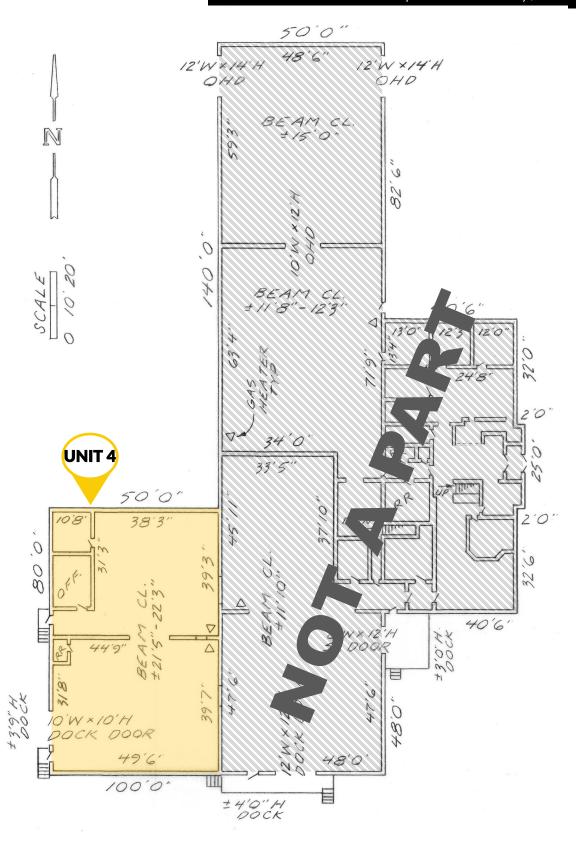
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FLOOR PLAN

1015 N. Yardley St., Unit #4 Spokane Valley, WA 99212

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