

FOR LEASE



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 ±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:	± 360 SF
Warehouse Area:	±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

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OFFICE & WAREHOUSE

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