

For Lease
Warehouse/Flex/Tech/Manufacturing Buildings
Douglass Legacy Park

NAIBlack



5010 S Thomas Mallen Road

Spokane WA 99224

Property Description

Spokane's Newest Industrial Park with 18 Buildings 7,500 ± SF to 142,000 ± SF

Available for Lease

Zoned: Light Industrial

Dock High - Grade Level Loading

30' Ceiling Clear Height

Immediate I-90 Access

Located adjacent to GEG Airport and Amazon Fulfillment Center



Lease Rate: Contact Listing Broker

For more information

Chris Bell, SIOR

O: 509 622 3538

cbell@naiblack.com

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801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com

For Lease
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 127.38 Acres/1.5M SF of Buildings



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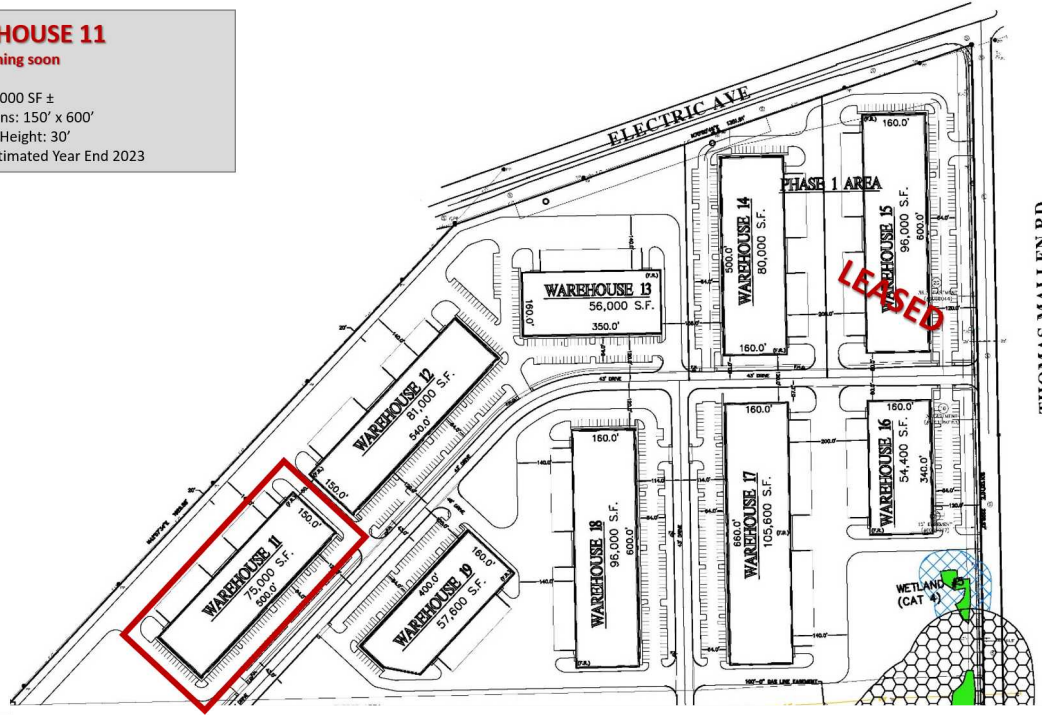
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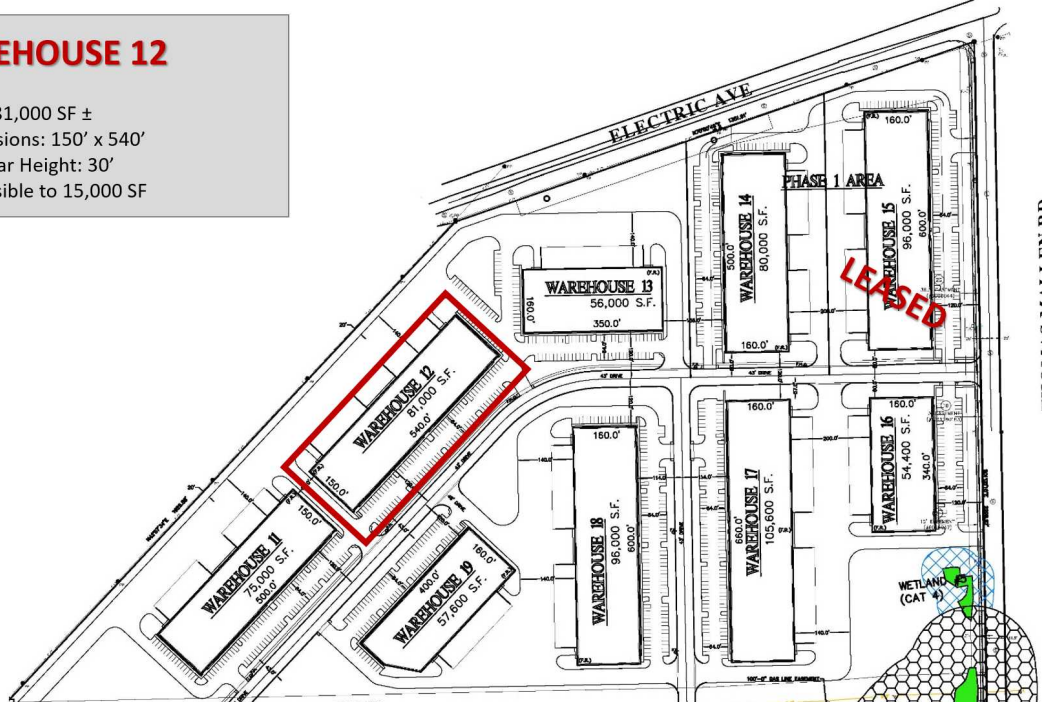
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WAREHOUSE 11
 Coming soon
 75,000 SF ±
 Dimensions: 150' x 600'
 Clear Height: 30'
 Delivery Date: Estimated Year End 2023



WAREHOUSE 12
 81,000 SF ±
 Dimensions: 150' x 540'
 Clear Height: 30'
 Dismissible to 15,000 SF



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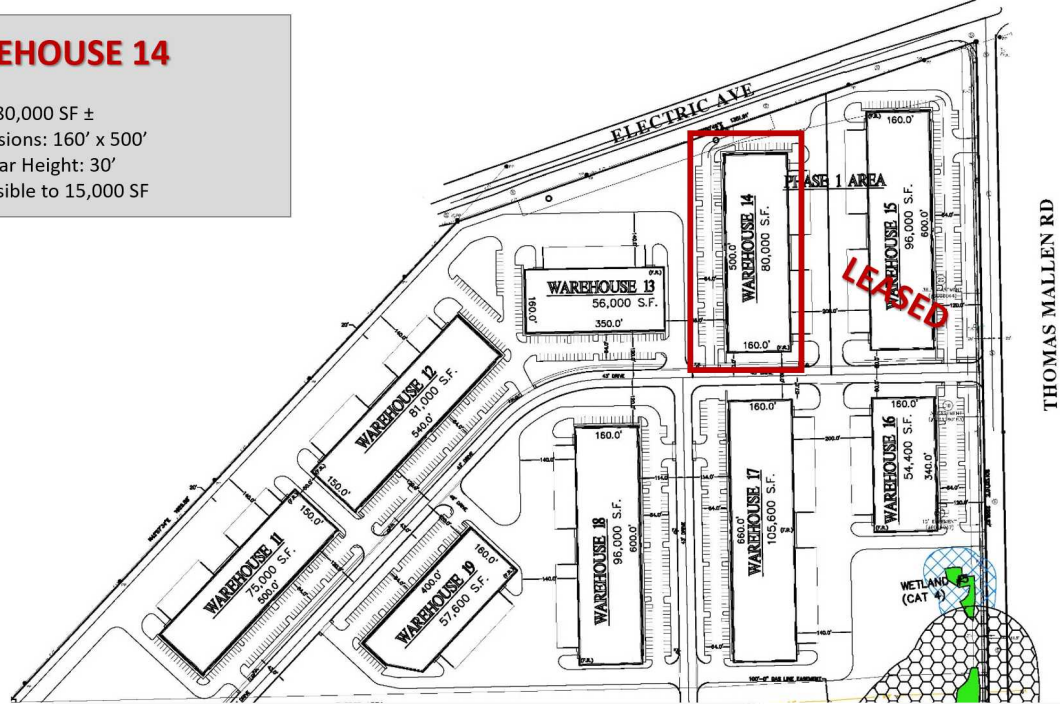
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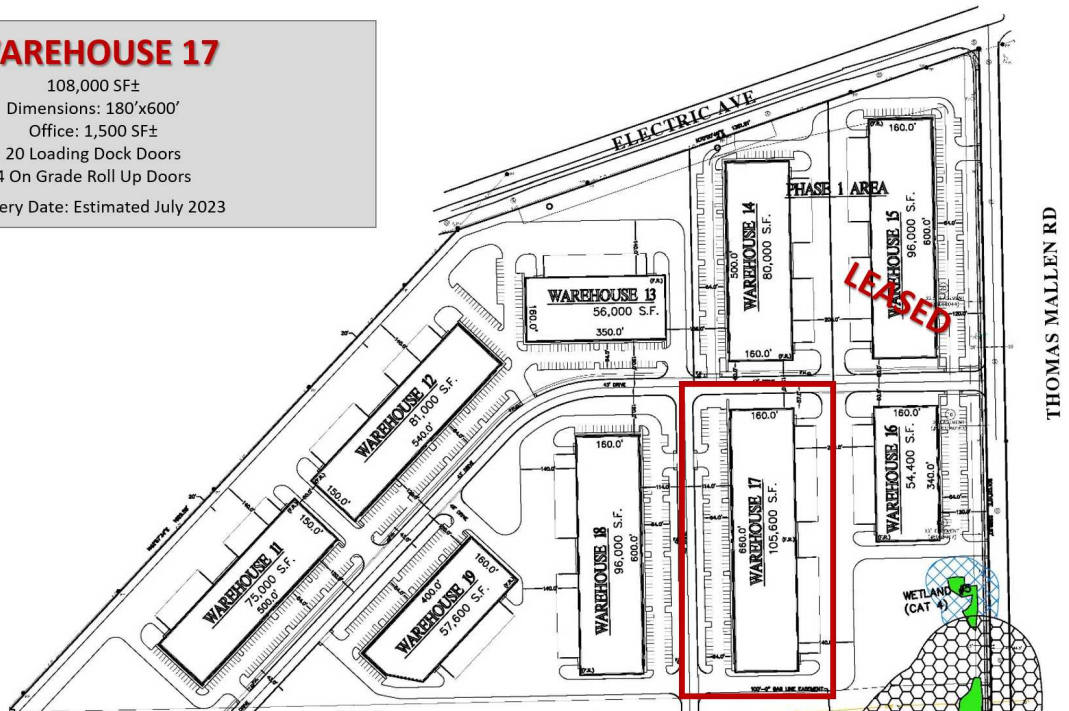
WAREHOUSE 14

80,000 SF ±
 Dimensions: 160' x 500'
 Clear Height: 30'
 Dismissible to 15,000 SF



WAREHOUSE 17

108,000 SF±
 Dimensions: 180'x600'
 Office: 1,500 SF±
 20 Loading Dock Doors
 4 On Grade Roll Up Doors
 Delivery Date: Estimated July 2023



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Building Standard Office Layout

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL CODES AND TO CONFORM TO RULES AND REGULATIONS OF ALL DEPARTMENTS AND AGENCIES HAVING JURISDICTION THEREON, INCLUDING ANY STANDARDS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND BRING ANY DISCREPANCIES OR CONFLICTING DATA TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF THE WORK.
3. PER I.B.C. TABLE 603.1, 6 & 5 OCCUPANCIES:
MINIMUM FLAME SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED CLASS C FOR EXIT ENCLOSURES & EXIT PASSAGEWAYS CLASS C FOR ROOMS OR AREAS
4. ALL INSULATION MATERIALS, INCLUDING FACED, INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, GABLE SPACES OR ATTICS, SHALL HAVE A FLAME-SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX OF NOT MORE THAN 450.
5. PORTABLE FIRE EXTINGUISHERS TO BE PROVIDED & INSTALLED PER IFC SECTION 906 AND NFPA 10. VERIFY FINAL LOCATIONS BY FIRE DISTRICT, TYPE 2-A TO 2-C.
6. WOOD USED IN A TYPE II-B BUILDING SHALL BE FIRE RETARDANT TREATED WOOD. (I.B.C. SECTION 603.1) SEE EXCEPTIONS.
7. SEE SHEET A-3.0 FOR DOOR SCHEDULE & WINDOW SCHEDULE.
8. EXTERIOR LANDINGS OUTSIDE ENTRANCE/EXIT DOORS TO BE FLUSH W/ FLOOR LINE AND SLOPE MAX. 1:48.
9. EXIT DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY.
10. DOOR THRESHOLDS TO BE MAXIMUM 1/2" IN HEIGHT.
11. DOOR CLOSURES TO BE ADJUSTABLE TO COMPLY WITH ICC A117.1 PROVISIONS FOR DOOR OPENING FORCE AND DELAY ACTION CLOSING.
12. PREP FLOOR TO RECEIVE FUTURE FLOOR COVERINGS. PATCH ALL HOLES, CRACKS & Voids AS REQUIRED.
13. ALL PENETRATIONS INTO BUILDING EXTERIOR TO BE FLASHED, CAULKED AND SEALED AIR/WATER TIGHT.
14. PROVIDE WATER RESISTANT GYPSUM BOARD ON ALL INTERIOR WALLS OF RESTROOMS.
15. CONTRACTOR TO PROVIDE ALL CIRCUITING OF FIXTURES AND OUTLETS AS REQUIRED. RUN ALL CIRCUITS IN CONDUIT.
16. OUTLETS AND SWITCHES TO BE LOCATED TO COMPLY WITH ADA & ASHRAE STANDARDS.
-OUTLET STANDING HEIGHT OF 12" A.F.F. TYPICAL UNLESS NOTED.
-OUTLET SWITCH STANDARD HEIGHT OF 48" A.F.F. TYPICAL.

WALL TYPES

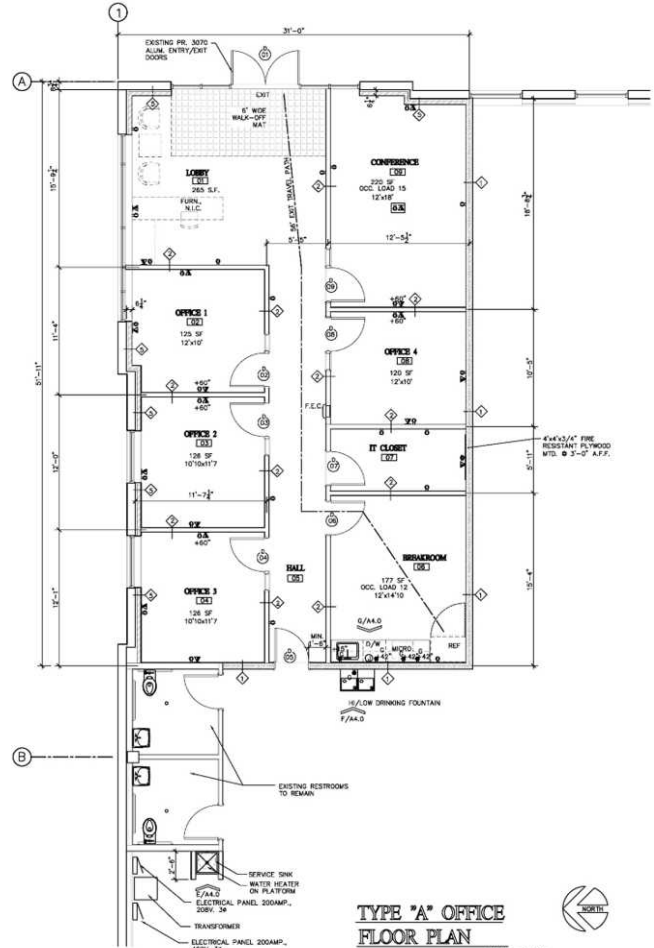
- 5/8" TYPE "X" GYP. BOARD TO 12'-0"
- 8" 20 GA. 33 ML. STL. STUDS @ 24" O.C. TO 12'-0"
- R-19 BATT INSULATION
- 5/8" FIRE "X" GYP. BOARD TO 12'-0"
- (CAULK ALONG BOTTOM TRACK OF WALL)
- 5/8" TYPE "X" GYP. BOARD TO 12'-0"
- 3-5/8" 20 GA. 30 ML. STL. STUDS @ 24" O.C. TO 12'-0"
- R-11 ACOUSTICAL BATT INSULATION
- 5/8" FIRE "X" GYP. BOARD TO 12'-0"
- 5/8" W.R. GYP. BOARD TO CEILING
- 5/8" W.R. GYP. BOARD TO CEILING
- 2-5/8" 20 GA. 30 ML. STL. STUDS @ 24" O.C. TO 12'-0"
- R-11 ACOUSTICAL BATT INSULATION
- 5/8" W.R. GYP. BOARD TO CEILING
- 2" AIR SPACE
- EXISTING CONCRETE WALL

ELECTRICAL LEGEND

- DUPLEX OUTLET
- ⊕ FOURPLEX OUTLET
- ⊕ PHONE / DATA
- ⊕ GFI DUPLEX OUTLET
- ⊕ FLOOR BOX
- ⊕ JUNCTION BOX
- TV CABLE 1/2"
- *42" NUMBER INDICATES MOUNTING HEIGHT TO THE CENTERLINE OF THE SERVICE AIR.

BUILDING CALCULATIONS

TOTAL OFFICE GROSS FLOOR AREA: 1,488 S.F.
 CONSTRUCTION TYPE: I-B FULLY-SPRINKLERED
 OCCUPANCY TYPE: B-1
 OCCUPANT LOAD:
 OFFICE SPA: 135 S.F. @ 1/50 S.F. = 8 OCCUPANTS
 (EXCLUDING RESTROOMS, IT ROOM, CONFERENCE RM)
 CONFERENCE RM: 220 S.F. @ 1/15 = 15 OCCUPANTS
 TOTAL OCCUPANT LOAD = 23 OCCUPANTS
 EXITS REQUIRED: 23 OCC. x 0.15 = 3.45
 EXITS PROVIDED: 1 @ 60"
 MEN'S RESTROOM REQUIREMENTS: 12, 1 WC/1 LAV.
 WOMEN'S RESTROOM REQUIREMENTS: 12, 1 WC/1 LAV.
 (2 EXISTING RESTROOMS TO REMAIN)



TYPE "A" OFFICE
FLOOR PLAN

1/4" = 1'-0"

ARCHITECTURAL VENTURES
 1000 W. HANLAN LANE
 SPOKANE, WA 99201
 P: 509.325.1111
 F: 509.325.1112
 WWW.AVVENTURES.COM

FLOOR PLAN
 DATE: 2-8-2023
 SHEET: A-10

TYPICAL OFFICE "A" IMPROVEMENT PLANS FOR
 SPEC. OFFICE "A"
 DOUGLASS LEGACY PARK B
 902 W. HANLAN LANE
 SPOKANE, WA

DATE: 2-8-2023

A-10

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Spokane International Airport

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