

FOR LEASE



LOCATION:	Conveniently located just south east of Freya and Broadway. This location provides easy access to I-90, and is only minutes to Spokane Valley and City of Spokane Central Business District. Former location of Thompson Tile & Stone.
SITE:	A portion of a ±75,000 SF multi-tenant site; parcel # 35154.1202
ZONING:	City of Spokane, HI, Heavy Industrial
IMPROVEMENTS:	Total Available Area: ±26,155 SF Office/Showroom Area: ± 4,800 SF Warehouse Area: ±21,355 SF
Heat:	Office: HVAC Warehouse: Gas Radiant Heat
Construction Type:	Concrete Tilt
Age:	1980
Sprinklered:	Yes, dry system
Loading:	Dock and grade loading; see attached floor plan
Power:	TBD and verified by Tenant
Water & Sewer:	City of spokane
Availability:	May 1, 2024
2024 NNN EXPENSES:	\$3,217.50/month; includes pro-rata share of real estate taxes, fire insurance, fire protection, snow removal, management/admin fees, repairs/maintenance, basic HVAC service, sewer, water & garbage.
LEASE PRICE:	\$19,880.00/Month/NNN (\$1.25/SF/Mo~Office & \$0.65/SF/Mo~Whse)

OFFICE SHOWROOM WAREHOUSE

| 3900 E. Alki Ave.,
Spokane, WA 99202

View
Location



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**KIEMLE
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AERIALS



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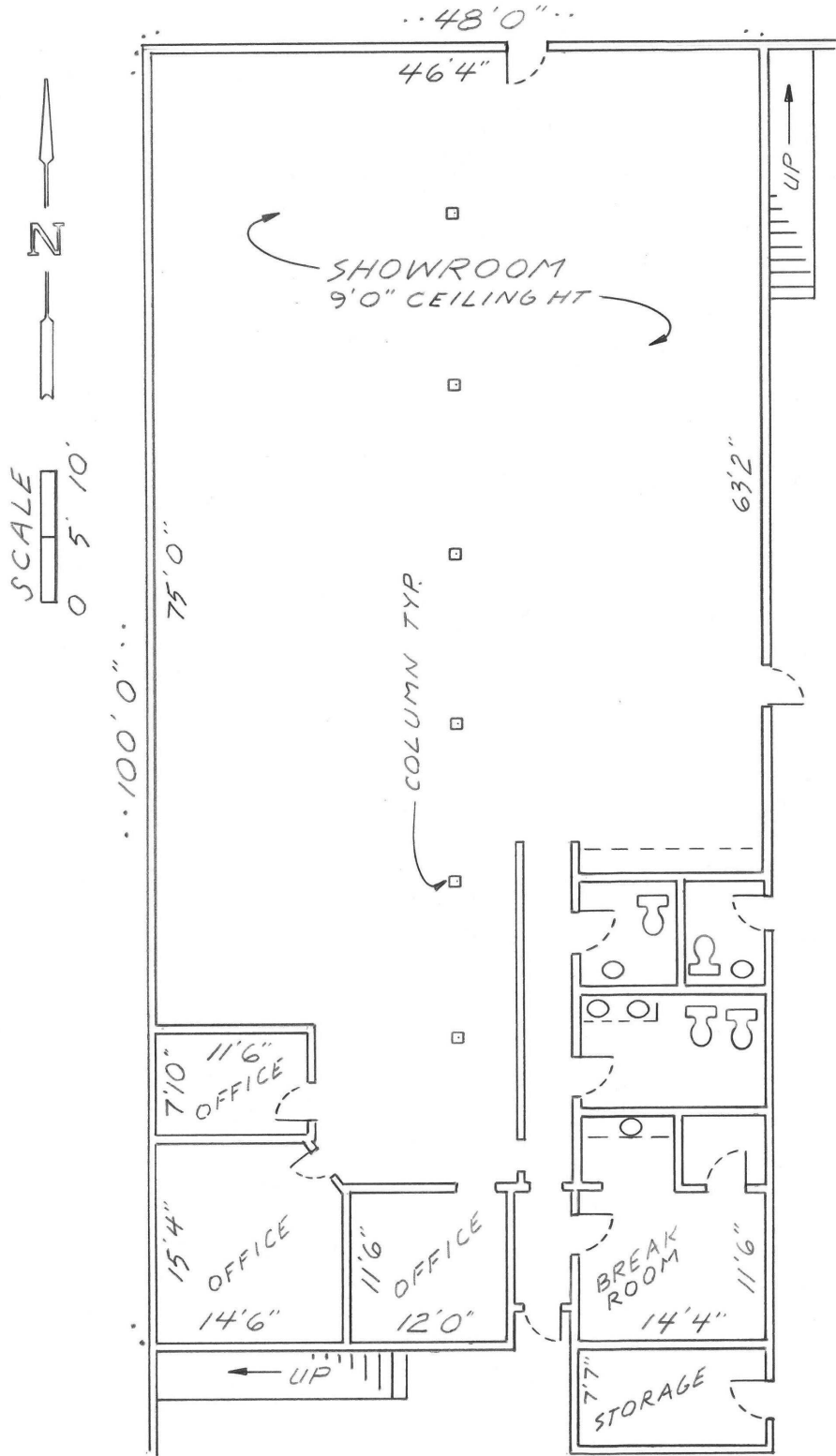


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FLOOR PLAN

3900 E. Alki Ave., Spokane, WA 99202

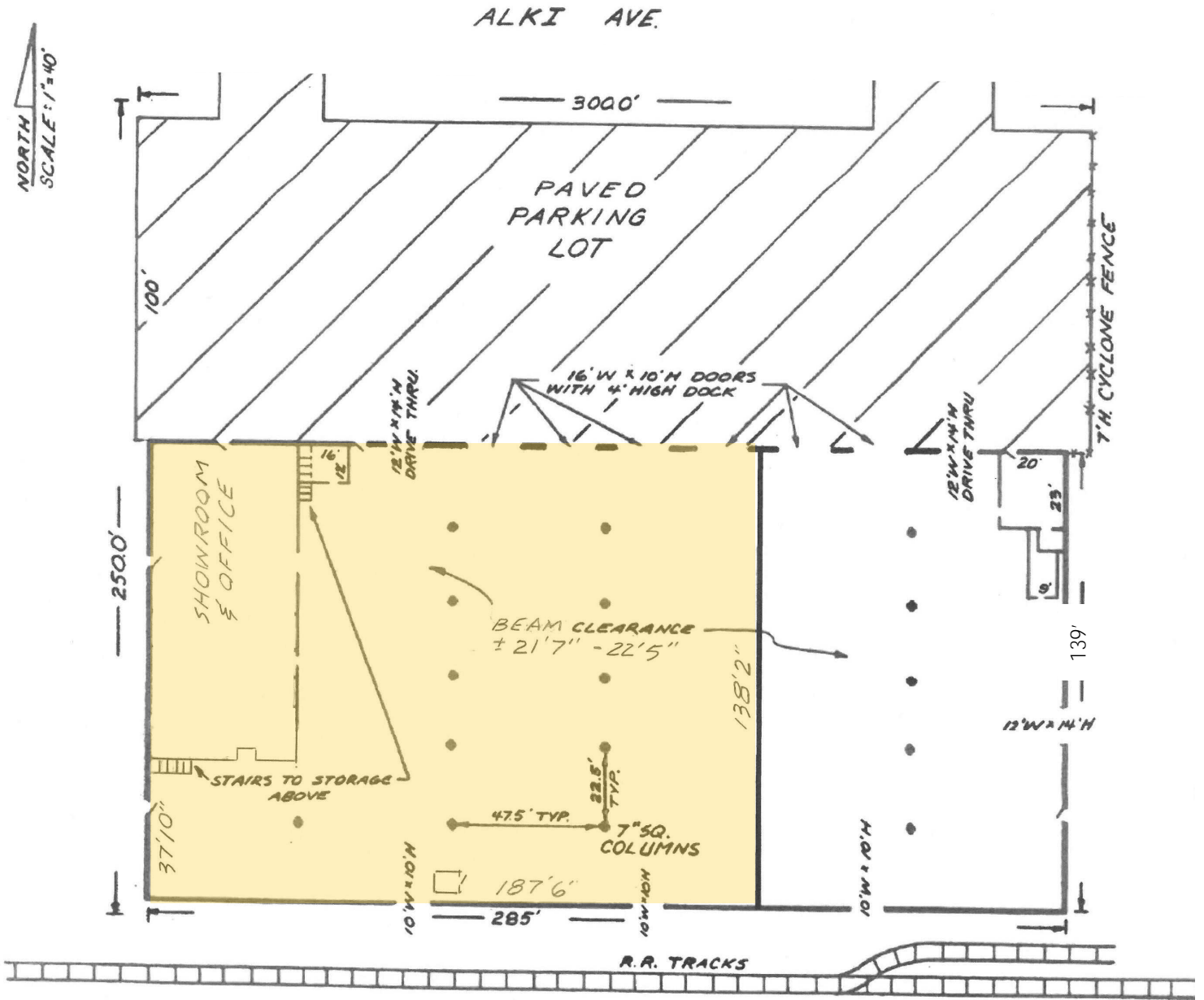
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FLOOR PLAN

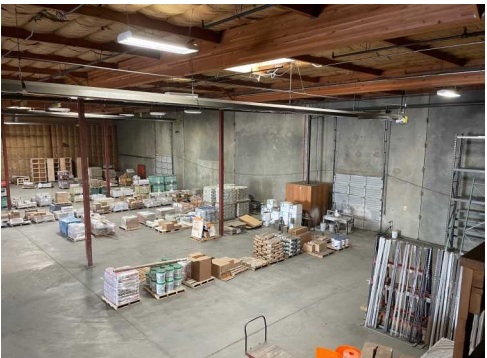
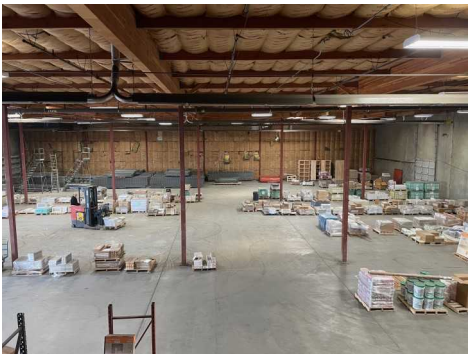
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KIEMLEHAGOOD



Office & Showroom Warehouse |

3900 E. Alki Ave.
Spokane, WA 99202

OFFICE LOCATIONS

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

KIEMLE HAGOOD

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