

For Lease

560,200 SF

Class A Manufacturing / Distribution Space



Jensen Distribution Center


10110 W. Aero Road, Cheney Washington 99004


**For more information,
please contact:**




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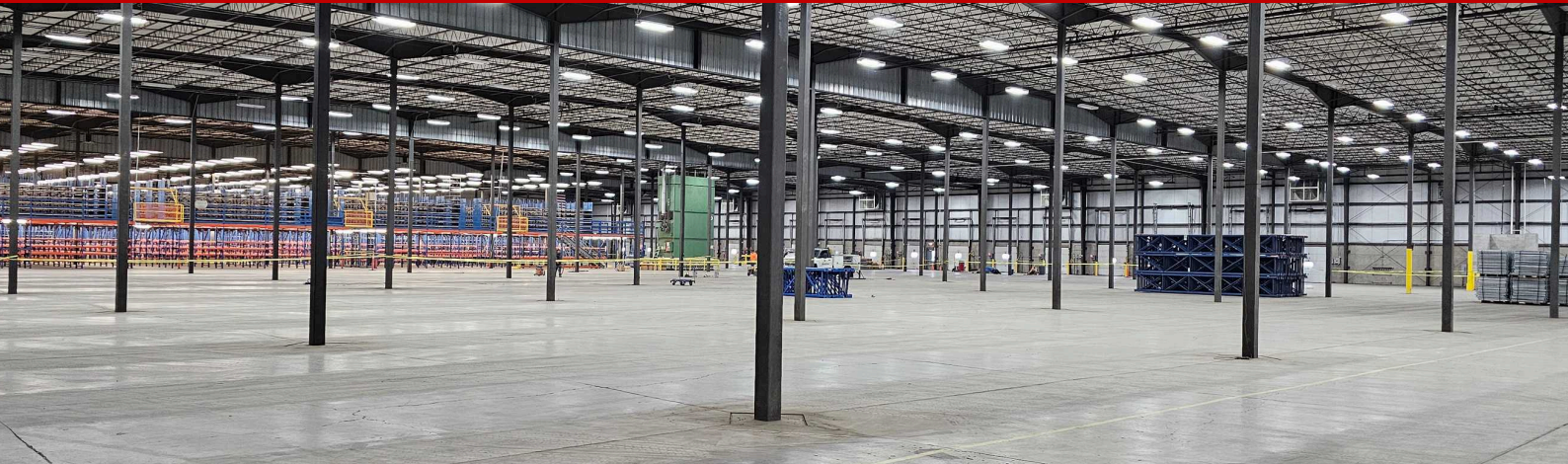
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For Lease

560,200 SF

Manufacturing / Distribution Space



BUILDING SIZE

560,200 SF ±

501,500 SF Total Building Footprint
58,700 SF Warehouse Mezzanine
Demisable to 130,000 SF



ZONING

LI - Light Industrial



OFFICE SPACE

11,200 SF ±

Office/Restroom/Breakroom
Locker Room on 2 Levels



LIGHTING

LED



SPRINKLER

ESFR



LOADING DOORS

40 Dock High
2 Drive Thru



CLEAR HEIGHT

25'10" - 26'6"



COLUMN SPACING

35 x 40



LEASE RATE

\$0.45 per sf NNN

Property Information

Nestled on 43.86 acres, the Jensen Distribution Center offers 560,200 SF of adaptable space. With 35 dock doors and 2 drive-thru doors, streamline your logistics effortlessly. Constructed between 1986 and 2007, enjoy modern amenities across 11,200 SF of office space. Strategically located, it's your gateway to efficient distribution. Elevate your operations—schedule a tour today.

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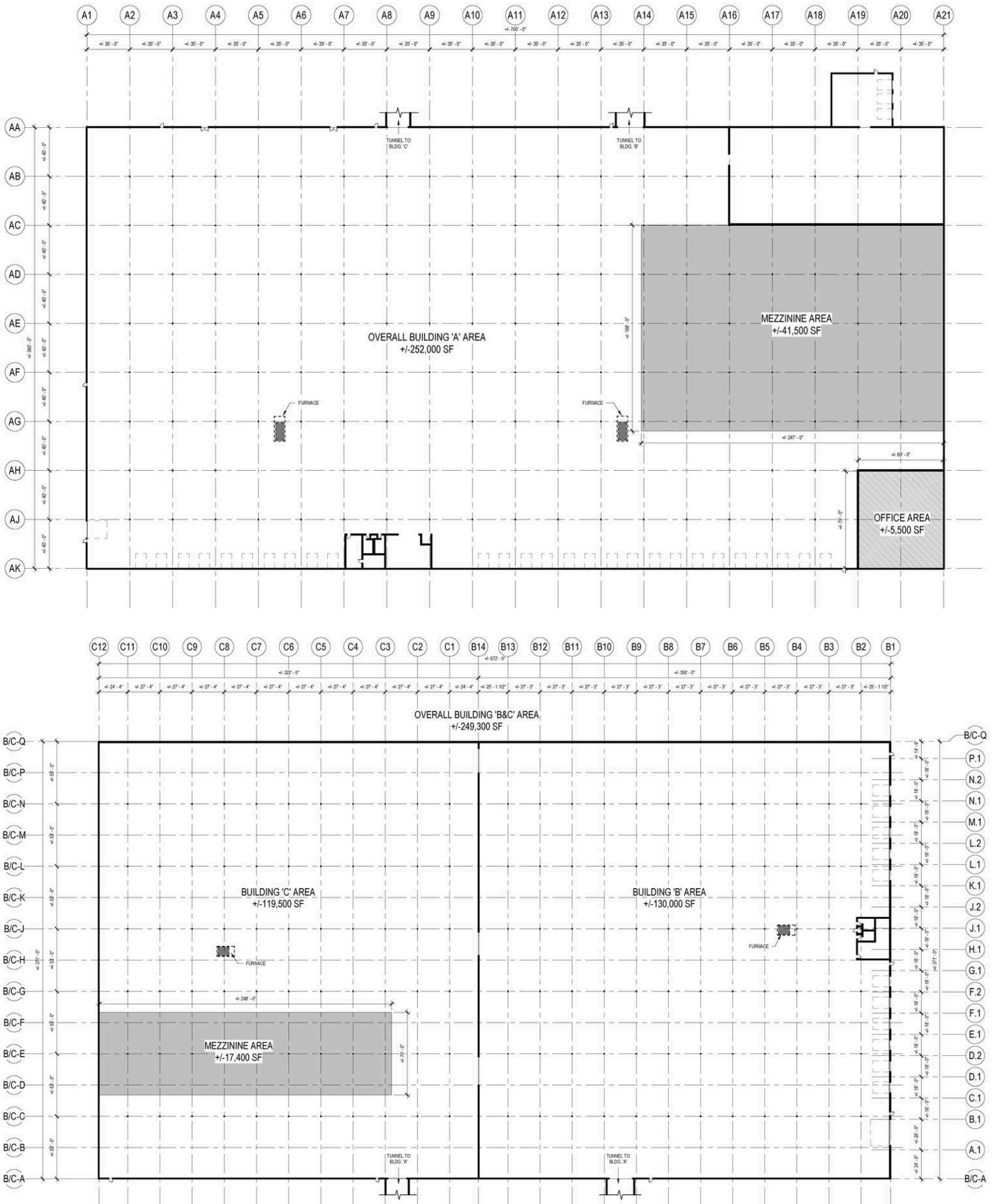
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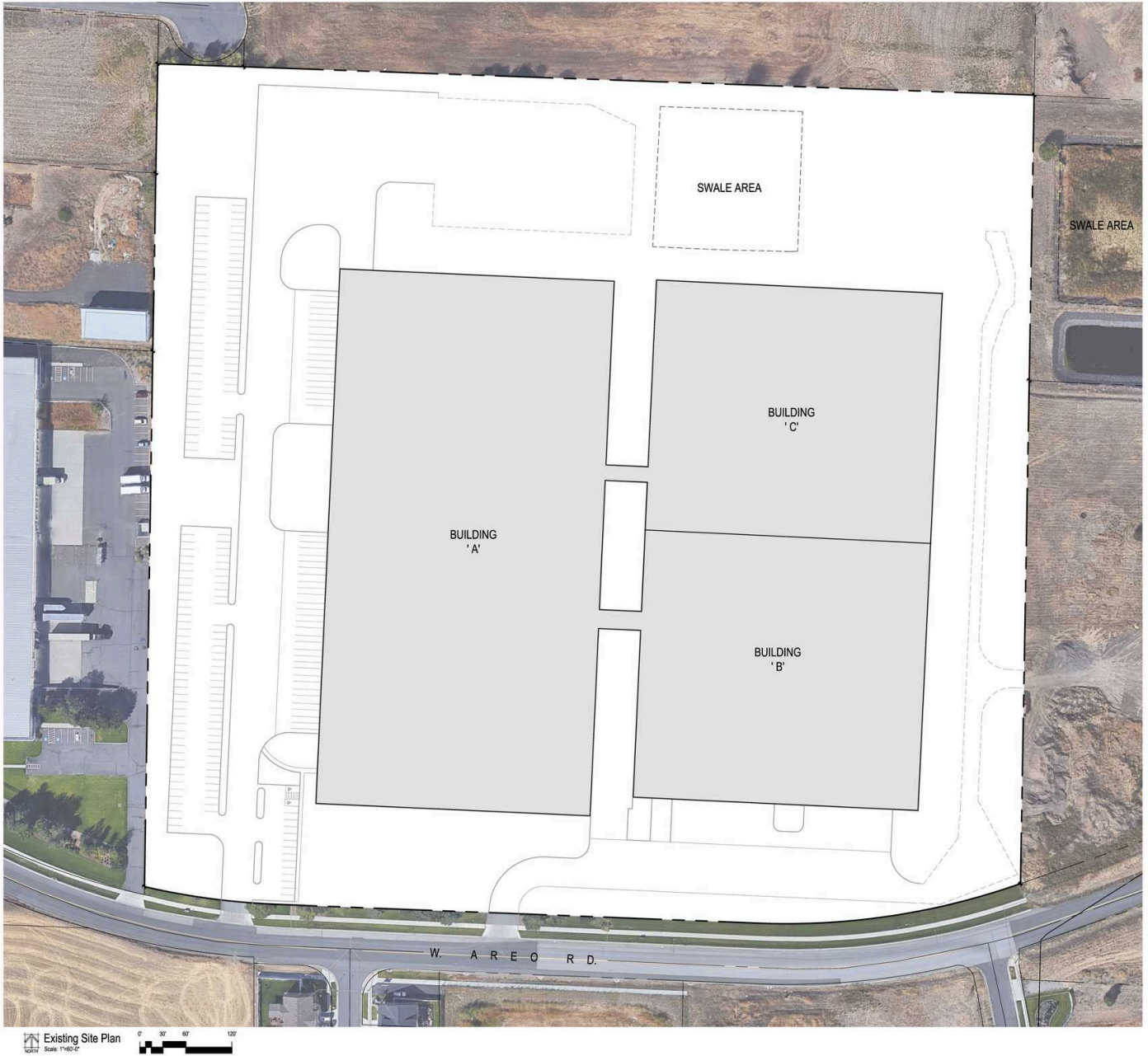
SITE PLAN

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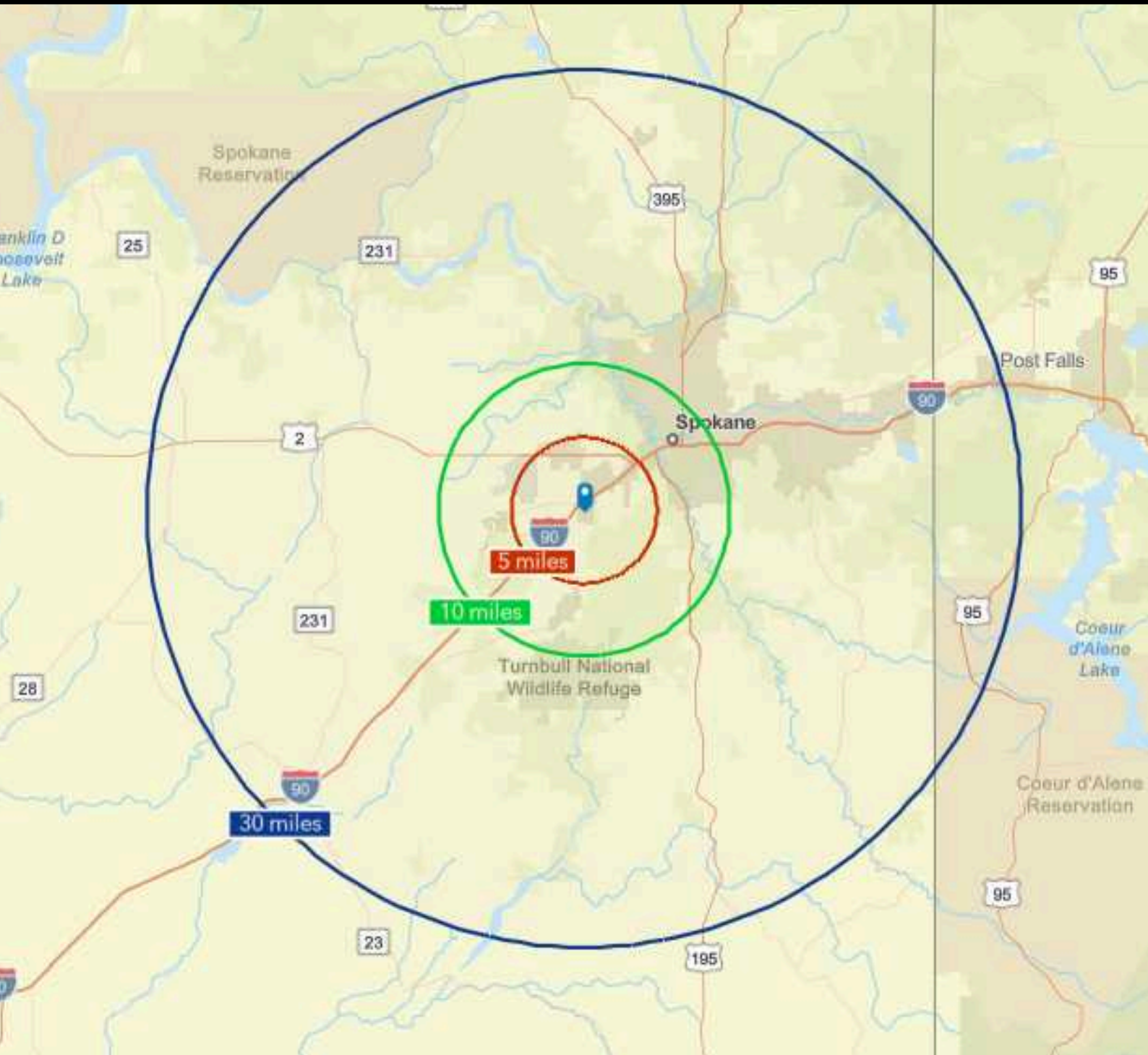
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WASHINGTON

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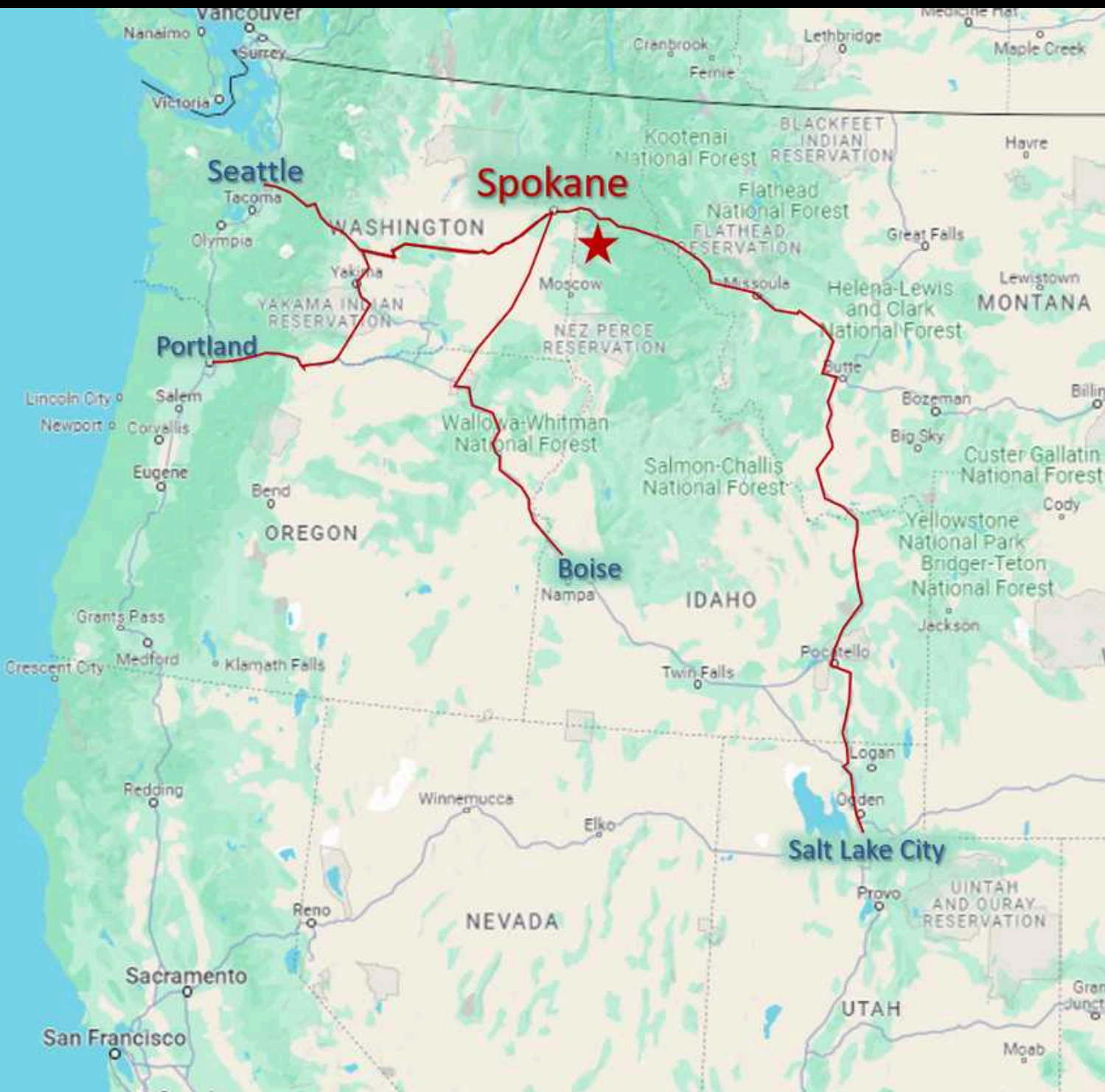
PACIFIC NORTHWEST EPICENTER



KEY DEMOGRAPHICS	5 Miles	10 Miles	30 Miles
Population	16,082	191,976	545,185
Households	5,488	84,488	2322,796
Household Income	\$82,209	\$72,532	\$75,258

WEST COAST MAP

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MAJOR CITIES

Seattle	➔	271 miles / 4 hr 4 min
Boise	➔	414 miles / 6 hr 26 min
Portland	➔	345 miles / 5 hr 16 min
Salt Lake City	➔	712 miles / 10 hr 16 min

KEY DRIVE TIMES

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MAJOR TRANSPORTATION HUBS

Spokane Int'l Airport	➔ 6.7 Miles / 10 Min
Seattle-Tacoma Int'l Airport	➔ 276 Miles / 4 hr 13 min
Portland Int'l Airport	➔ 340 miles / 5 hr 7 min
Port of Seattle	➔ 273 miles / 4 hr 13 min
Port of Portland	➔ 341 miles / 5 hr 9 min

MAJOR CITIES

CDA	➔ 40.9 miles / 42 min
Seattle	➔ 271 miles / 4 hr 4 min
Boise	➔ 414 miles / 6 hr 26 min
Portland	➔ 345 miles / 5 hr 16 min
Billings	➔ 547 miles / 8 hr 2 min

MAJOR HIGHWAYS

I-90	0.5 miles	➔ 1 min
I-5	275 miles	➔ 4 hr 9 min
I-82	196 miles	➔ 2 hr 28 min
I-84	193 miles	➔ 2 hr 55 min

