

# WAREHOUSE & OFFICE FOR SUBLEASE

13521 E Trent Ave, Spokane Valley, WA



**Rob Christiansen**

+1 509 200 4774

Robert.Christiansen@jll.com

WA RE License #24028647

**Jared Smith**

+1 509 505 7459

j.smith@jll.com

WA RE License #20118285



Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260



# Property Overview

Prime industrial property located near I-90. This 4.06-acre site features a warehouse and two office buildings. The property provides convenient dual access points and a secured gate for enhanced security. Current lease extends to January 31, 2027, with a monthly rate of \$10,611/NNN.

## Office 1:

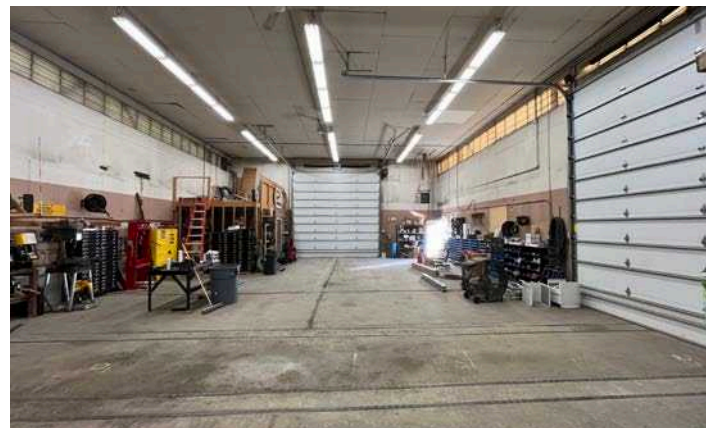
- Size: ±1,409
- 3 Private Offices
- Bathroom

## Office 2:

- Size: ±1,330
- 3 Private Offices
- Break room
- Bathroom

## Warehouse:

- Size: ±2,223
- Ceiling Heights: 18'5"
- Roll Up Doors: 2 doors 17'
- 1 Office
- Bathroom



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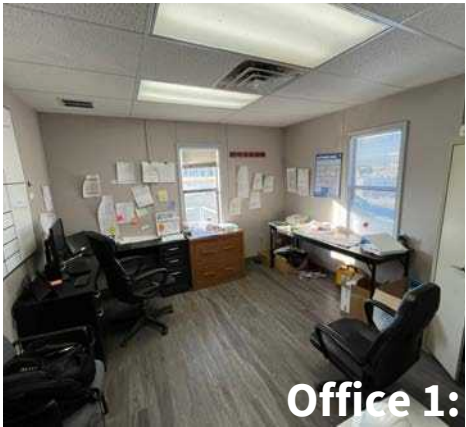
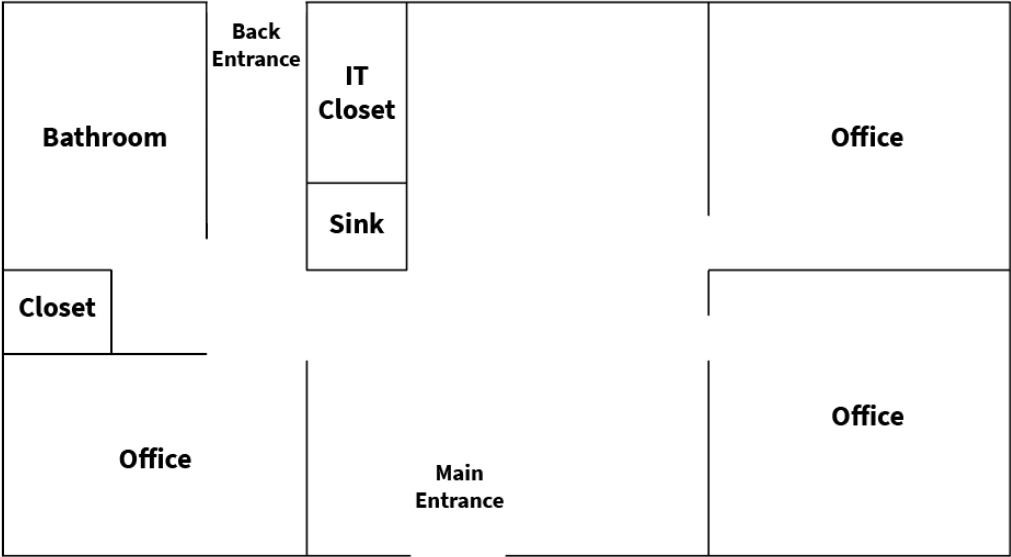
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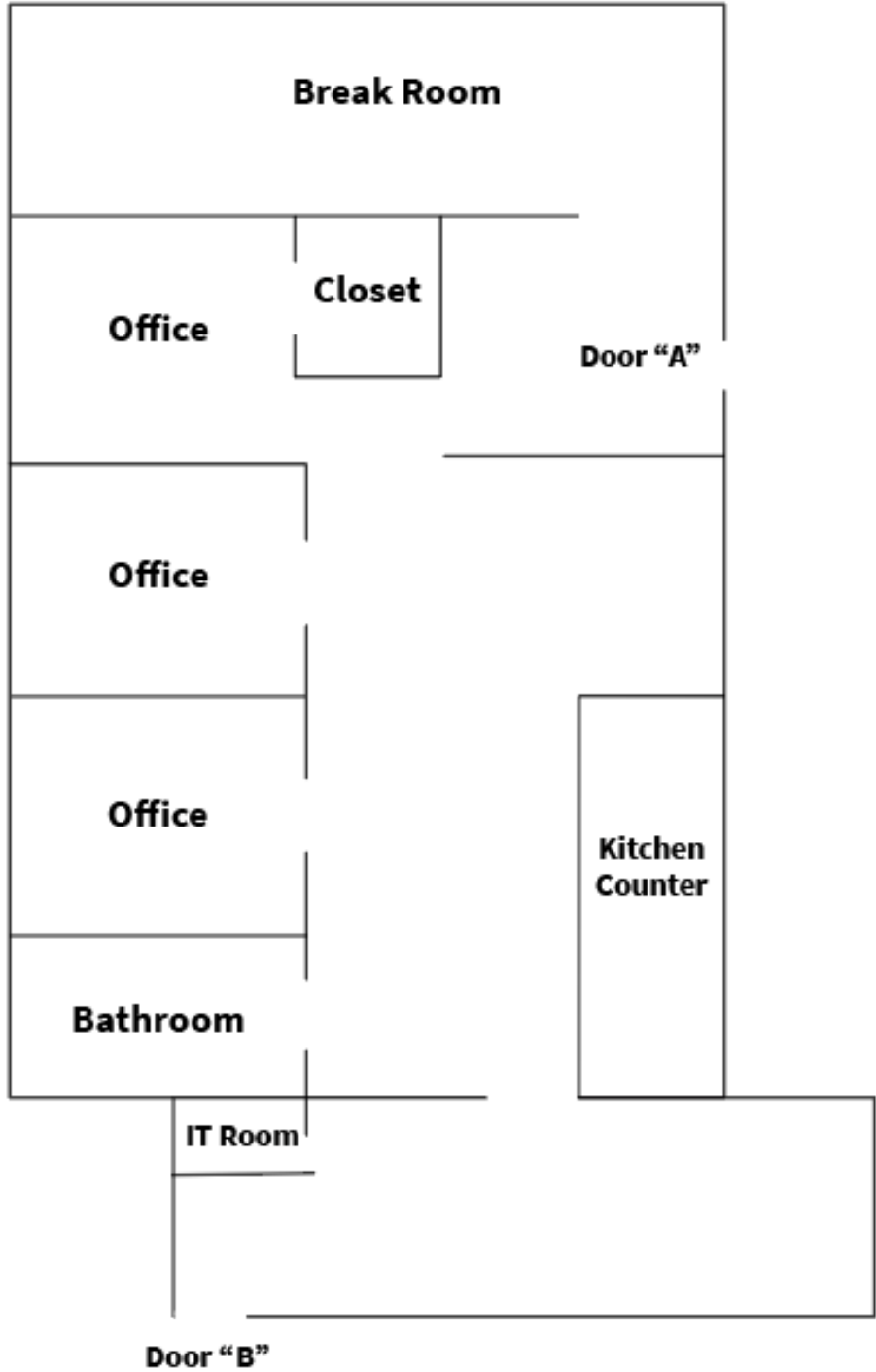


**Office 2:**



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