



Site Details

LOCATION:

Great Spokane Valley location near the NEC of Dollar Road and Trent Avenue between Fancher Road and Park Road. This location offers good exposure to approximately $\pm 21,900$ vehicles per day (City of Spokane Valley 2023 Traffic Count) and convenient access to city of Spokane, North Spokane Corridor and I-90.

SITE:

$\pm 39,960$ total SF; a portion of parcel numbers: 35123.2004, .2006, and .2008; can be leased together or separately
 Lot 2: $\pm 10,075$ SF
 Lot 3: $\pm 20,700$ SF
 Lot 4: $\pm 9,185$ SF

ZONING:

I, Industrial per City of Spokane Valley

IMPROVEMENTS:

Fenced with 6' high cyclone fencing with two (2), 24' wide gates. Graded and compacted with 6" of regrind material

LEASE PRICE:

10¢/Month/Gross.

See attached Site Plan for available areas. If temporary fencing is required by the tenant to demise the areas, installation and removal shall be at Tenant's expense.

AVAILABLE:

Immediately

NOTE:

Owners are Washington State Licensed Real Estate Brokers

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

VILLAGE SQUARE REALTY

Jim Bonuccelli | 509.924.9730 or jimb@vs-realty.com

Rob Amsden | 509.924.9730 or roba@vs-realty.com

FENCED STORAGE DISPLAY LOT |

6615 & 6623 E. Trent Ave.,
 Spokane Valley, WA 99212
 Lots 2, 3 & 4



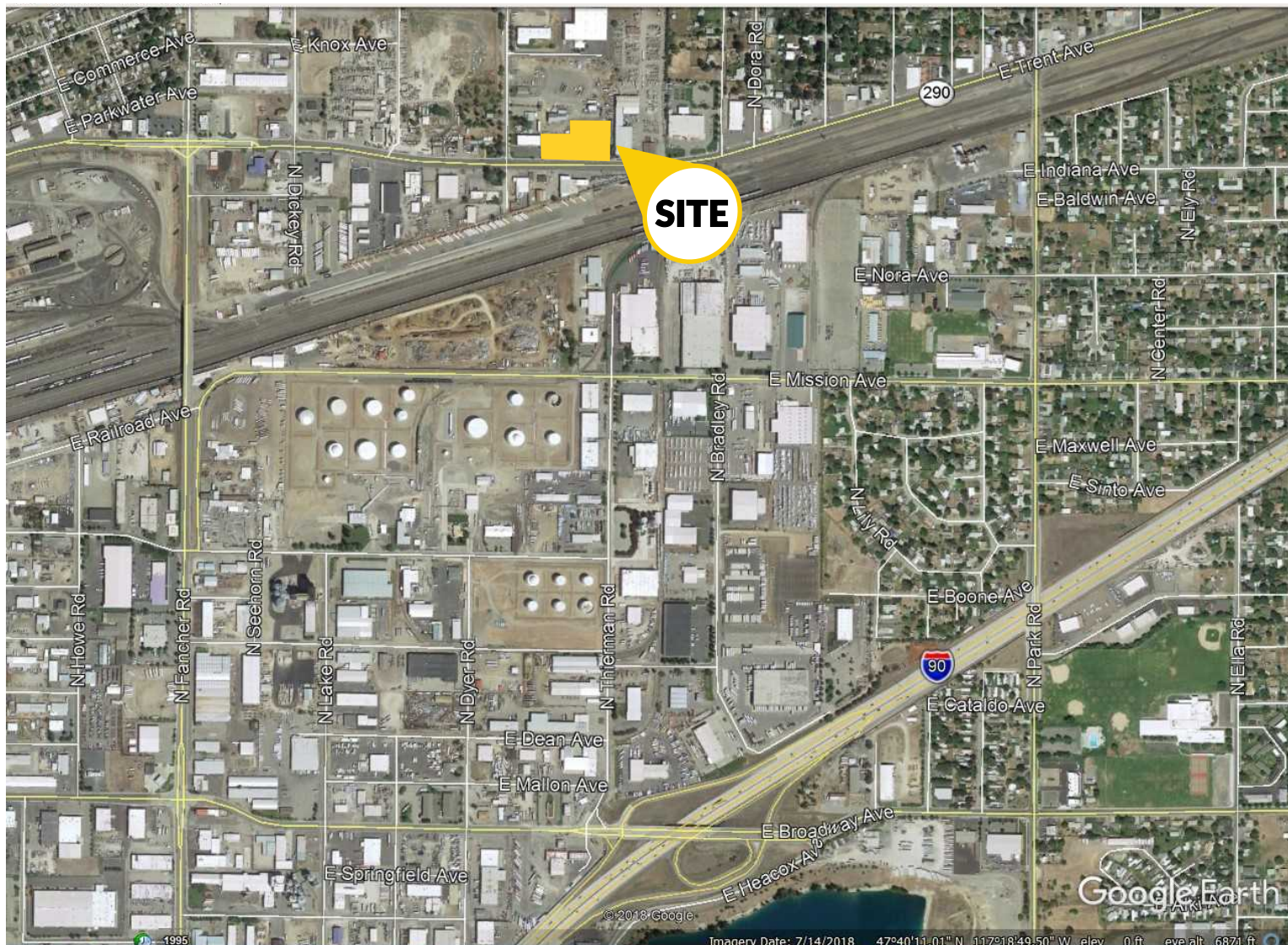
**View
Location**



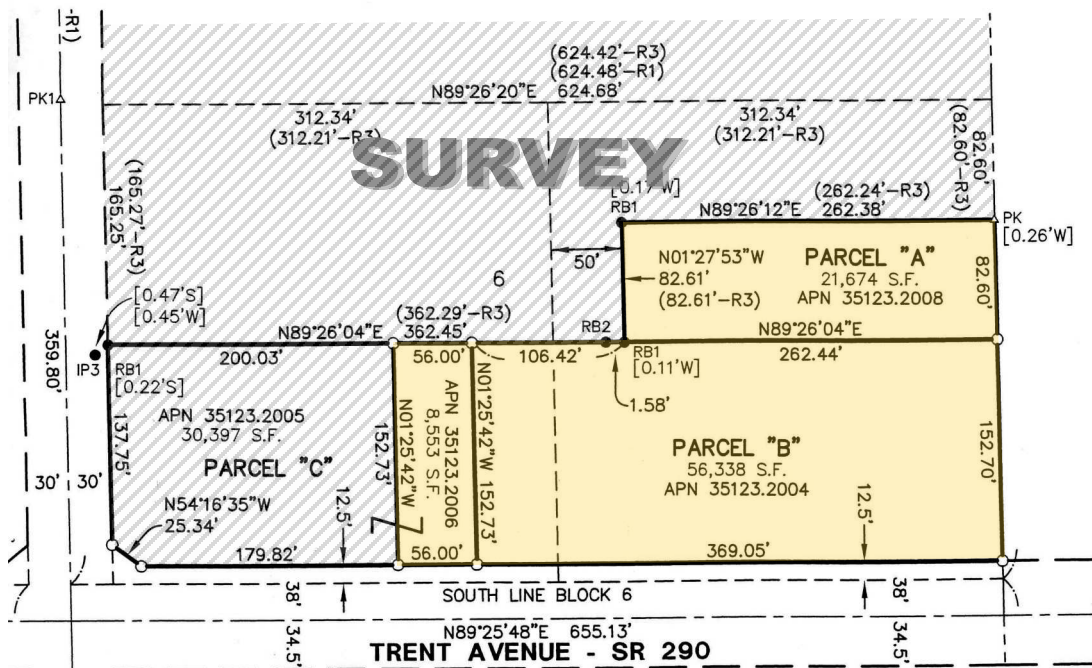
509.838.6541
 601 W. Main Avenue,
 Suite 400
 Spokane, WA 99201
KIEMLEHAGOOD.COM

**KIEMLE
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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 05/02/25/tp J:\BROKERS\LUCAS DOCS\FLYERS\Trent E 6501 Phase 2.PUB



Fenced Yard 6615 & 6623 E. Trent Ave., Spokane Valley, WA 99212



TRACY LUCAS |

509.755.7558

tracyl@kiemlehagood.com

MARK LUCAS, SIOR |

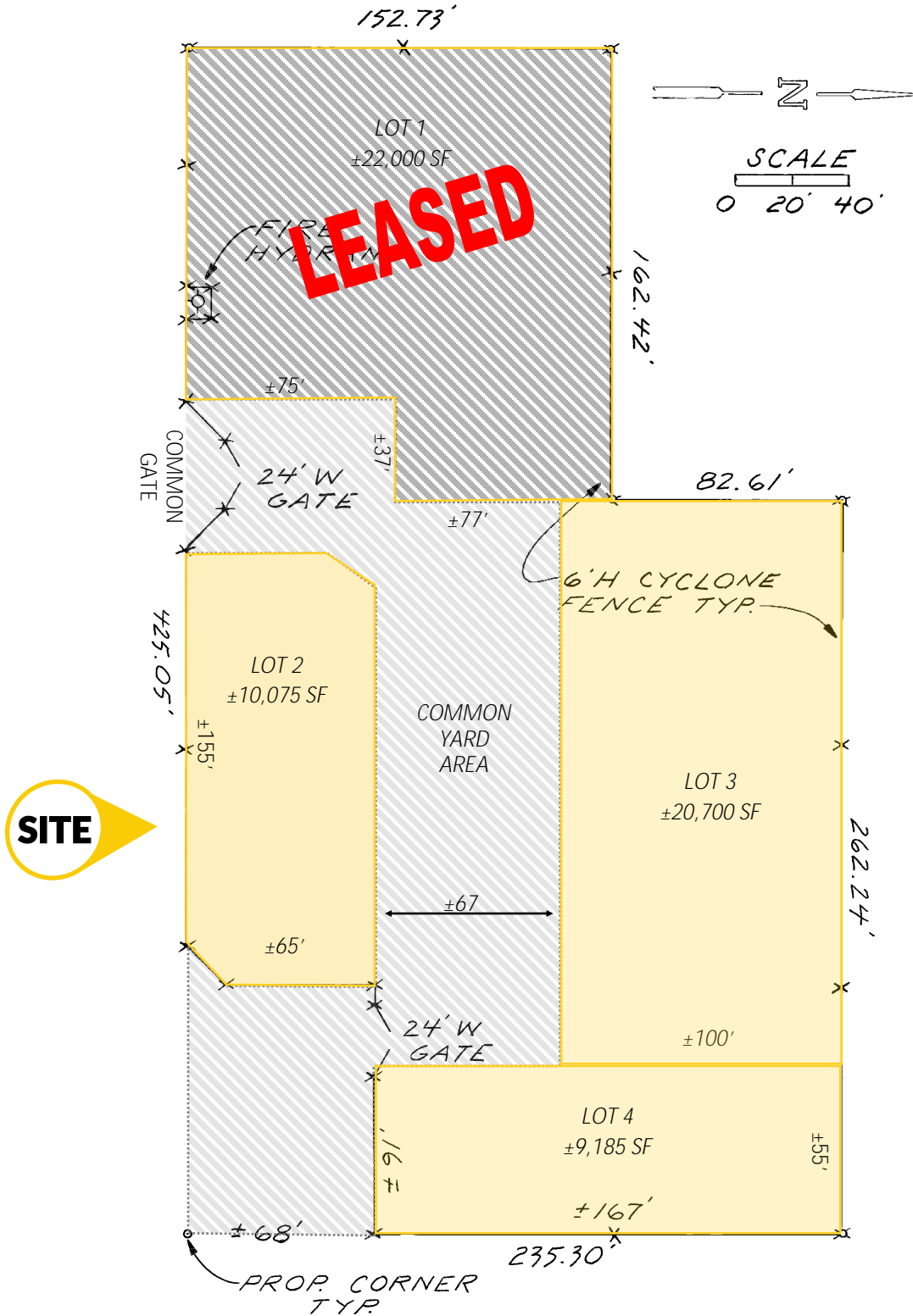
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SITE PLAN

6515 & 6623 E. Trent Avenue
Spokane Valley, WA 99212

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Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

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