

1711 E. Trent
Spokane, WA 99202

Ideal Contractor Operations HQ

Light Industrial Property featuring...

Secure Fenced Yard
Covered Fleet Parking
Warehouse/Shop Space
Office + Garage
High-Visibility Pylon Signage
Near I-90 & Downtown



Rentable Area = ±6,811 SF



Zoning = Light Industrial



Available = 2/1/2026



\$4,200/Month/NNN

- > **Base Rent = ~\$7.40/SF/YR (\$4,200/mo)**
- > **Tax & Ins. = ~\$1.03/SF/YR (~\$584/mo)**
- > Tenant separately responsible for gas, electric, water, sewer, garbage.



FOR LEASE

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Property Description

Centrally located light-industrial property offers a rare combination of office, warehouse, covered fleet parking, garage, & secure paved yard w/ electric gate. Easily accessible storage space in basement and warehouse mezzanine bring total usable space to 8,800+ SF! A true operations headquarters for storing equipment securely, dispatching crews efficiently, and maintaining a professional office presence in a highly visible location on E. Trent, near I-90 & downtown, with pylon signage!

Property Features

- o **Total Site Area = ±17,548 SF** (0.4 Acres)
- o **Parking = ±17** (10 Uncovered along Trent, 7 Covered under Structure)
- o **Total Improvements = ±6,811 SF**
 1. **Main Office Building = ±3,931 SF**
 - o Main Floor = ± 1,561 SF
 - o 2nd Floor = ± 1,420 SF
 - o Attached Garage = ± 950 SF
 - o Basement = ± 1,561 SF (Exc. from Total)
 2. **Shop/Warehouse = ±2,880 SF**
 - o Mezz Storage = ± 464 SF (Exc. from Total)
 3. **Covered Vehicle Structure = ±2,002 SF**



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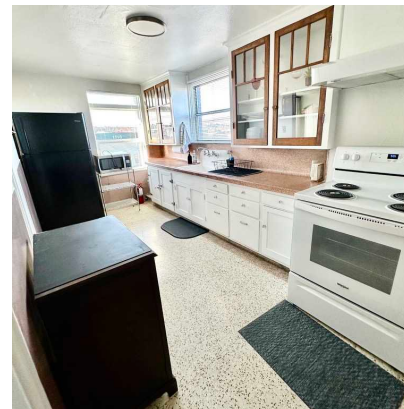
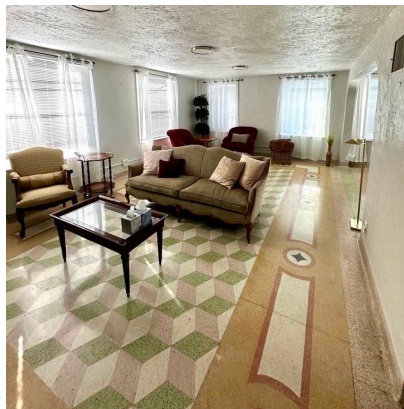
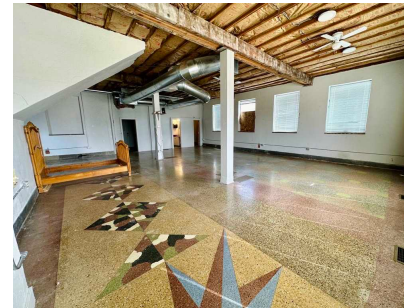
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OFFICE BUILDING + GARAGE:

- o **Useable Office Area** = $\pm 2,511$ SF
 - o Main Floor = $\pm 1,561$ SF
 - o 2nd Floor = $\pm 1,420$ SF
- o **Attached Garage Area** = ± 950 SF
- o **Basement Area** = $\pm 1,561$ SF
- o **Year Built** = 1931-1945
- o **HVAC** = Forced Air Heat w/ AC; 2 Units, 1 for Main Floor, 1 for 2nd Floor
- o **Power** = two (2); 200 Amp, Single Phase Panels
- o **Construction Type** = Stucco & Brick (Office); Wood Frame w/ Metal Siding (Attached Garage)
- o **Features:**
 - o Large Open Office or Storage Space on 1st Floor
 - o 2nd Floor Office has Separate/ Secure access (former apartment)
 - o Historic terrazzo floors throughout



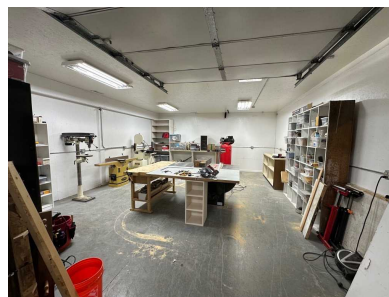
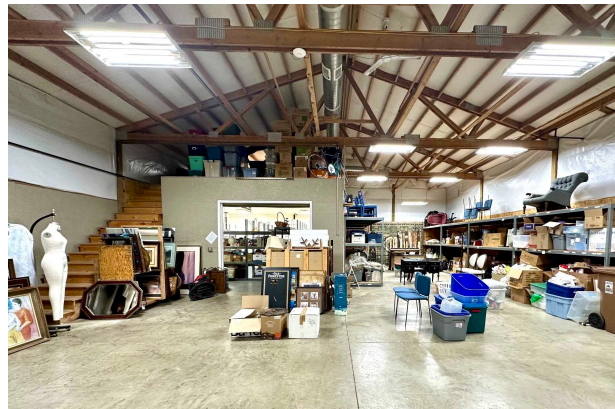
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WAREHOUSE / SHOP:

- o **Main Floor Area** = $\pm 2,880$ SF
- o **Mezzanine Area** = ± 464 SF
- o **Year Built** = 2006
- o **HVAC** = 2 Separate Heating Units with AC
- o **Power** = 200 Amp, Single Phase
- o **Construction Type** = Wood Frame w/ Metal Siding
- o **Features:**
 - o Paint Booth/Room beneath Mezz
 - o Mezzanine Storage
 - o 2 Large Garage Doors open onto secure yard (12 ft clearance)



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PARKING STRUCTURE + YARD:

- o **Total Covered Area** = $\pm 2,002$ SF
- o **Year Built** = 1983
- o **Construction Type** = Steel + Concrete
- o **Covered Vehicle Structure Features:**
 - o Parking under covered structure for 4-7 Trucks/Vehicles
 - o Secure covered storage area at west end of structure.
 - o Includes EV Charger
- o **Secure Yard Features:**
 - o Secure Entry via Electric Gate
 - o Fully Fenced
 - o Large area; can accommodate parking for 5-8+ Vans, Trucks, Trailers, or other vehicles.



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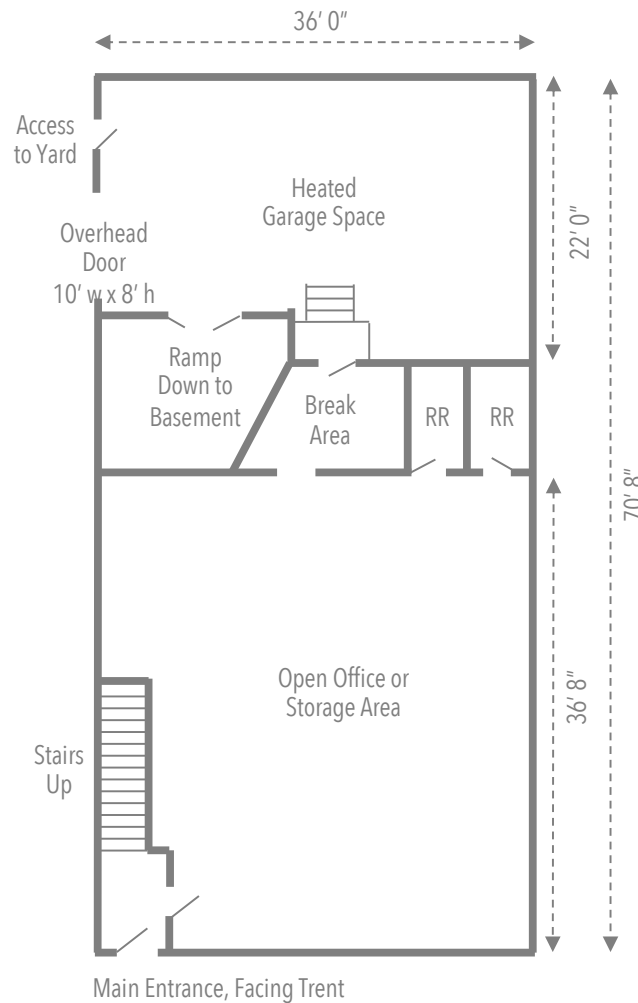


All floorplans and measurements are approximate, to be verified by tenant.

Floorplans

Office Building: Main Floor

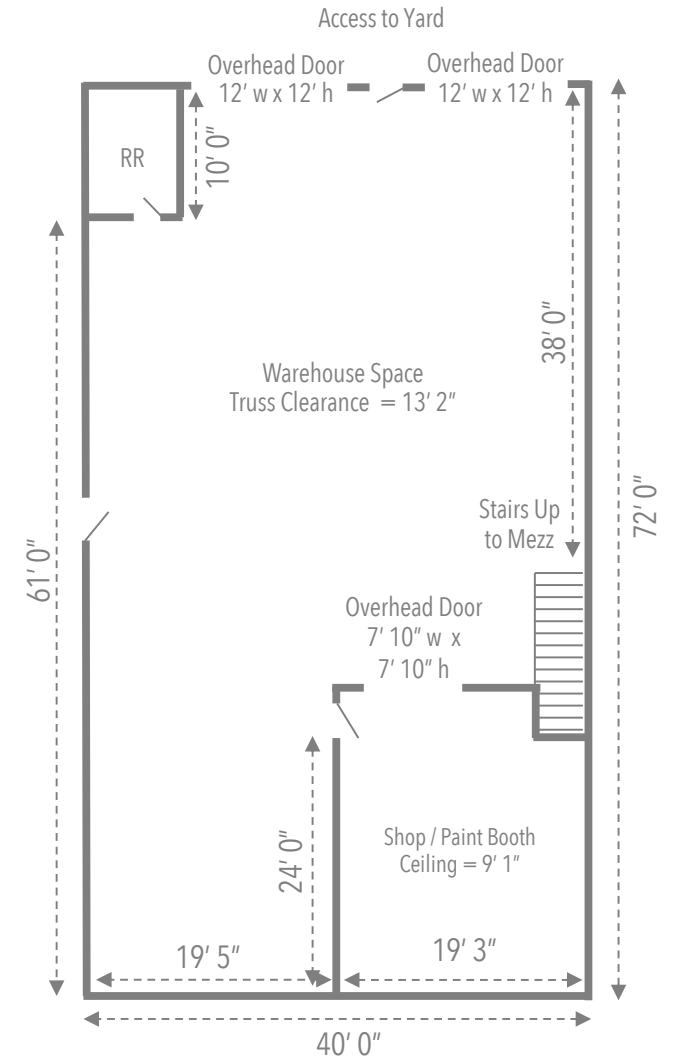
2nd Floor Plans Not Available



NORTH



Warehouse / Shop



WEST

