



## WAREHOUSE & OFFICE FOR LEASE

126 S. Sheridan St.,  
Spokane, WA 99202

- LOCATION:** Conveniently located along Pacific Ave., between Sherman and Sheridan, within the periphery of downtown Spokane, minutes to I-90. Office area is directly off of Sheridan Street, one block south of Sprague Ave.
- SITE:** A portion of a ±42,600 SF multi-tenant site; parcel 35202.1302
- ZONING:** City of Spokane DTU, Downtown University; allows for limited industrial uses including warehouse, freight movement, wholesale, manufacturing and production that meets the low impact criteria of the zoning code
- YEAR BUILT:** 1935

	<b>Warehouse</b>	<b>Office</b>
<b>Total Area:</b>	±6,786 SF	±1,920 SF
<b>Heat:</b>	Two (2) gas unit heaters	HVAC
<b>Loading:</b>	11'8" W x 9'10" H van high loading door	*office lease includes
<b>Construction Type:</b>	Concrete Block	common area restrooms
<b>Ceiling Height:</b>	Beam: 16'8"; Ceiling: 17'9" - 18'5"	
<b>Monthly Rent (full service, excluding janitorial):</b>	\$4,800/Month/Gross	\$2,420/Month/Gross
<b>Availability:</b>	Immediately	Immediately
<b>Utilities:</b>	Rent is inclusive of all utilities	
	Warehouse and office area can be leased together or separately	

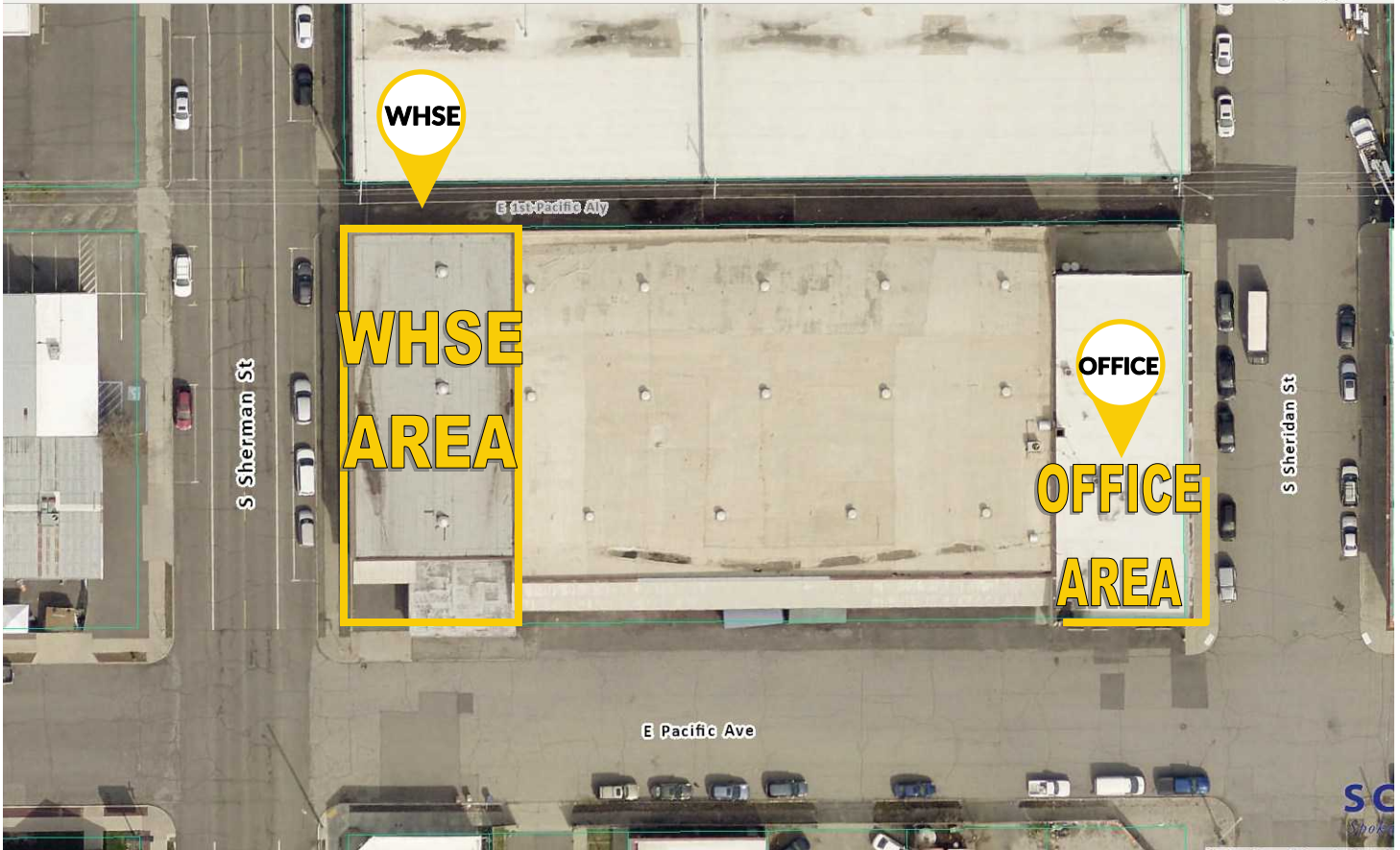
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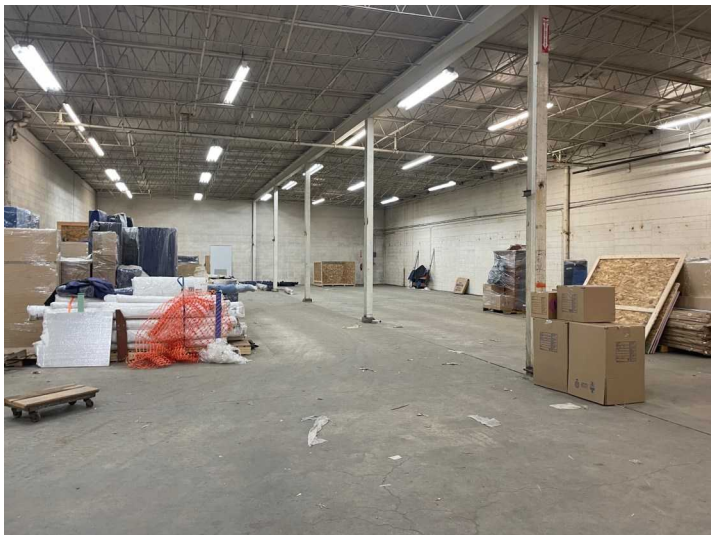


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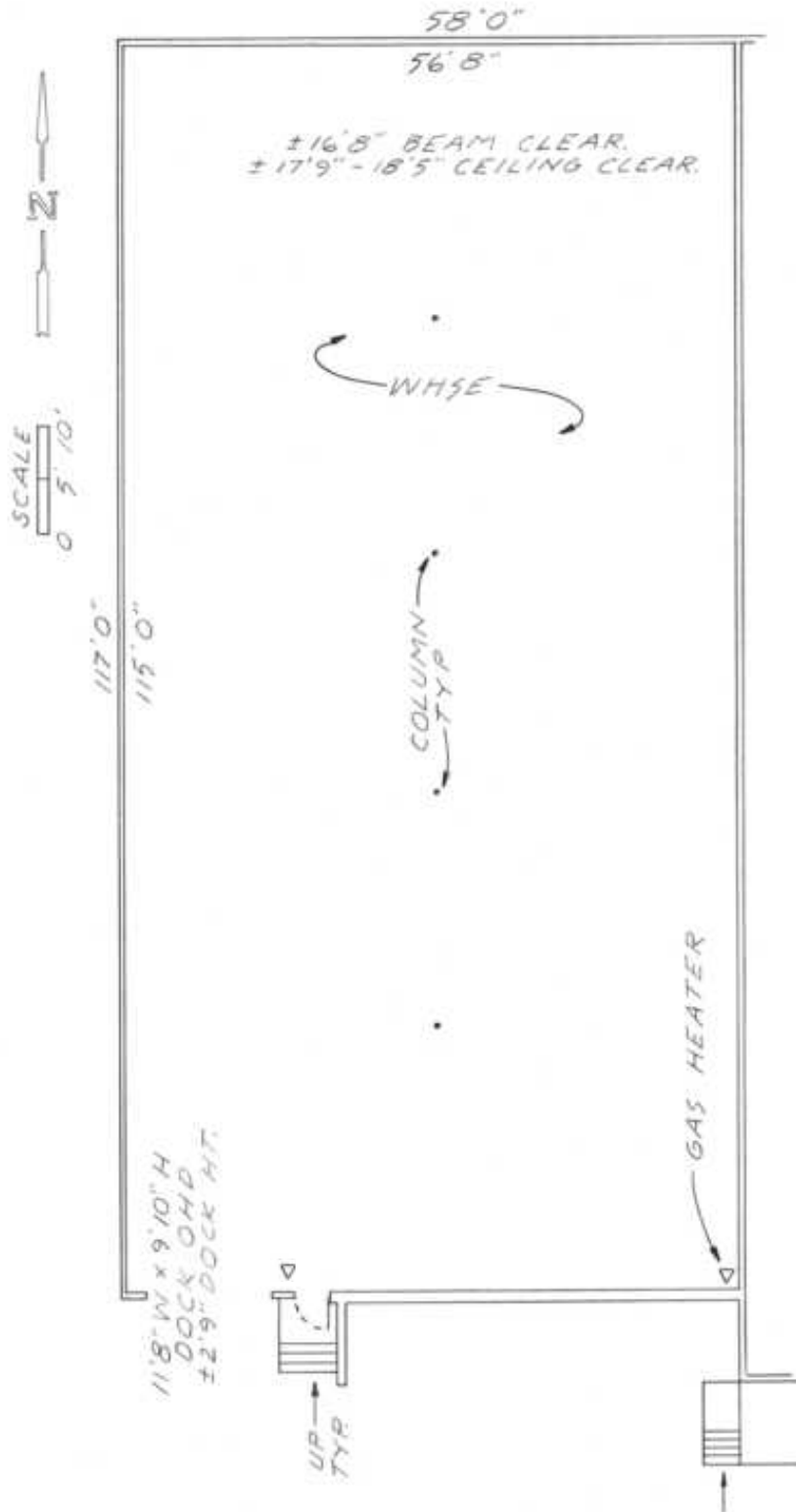
## WAREHOUSE SPACE FOR LEASE



# WAREHOUSE FLOOR PLAN

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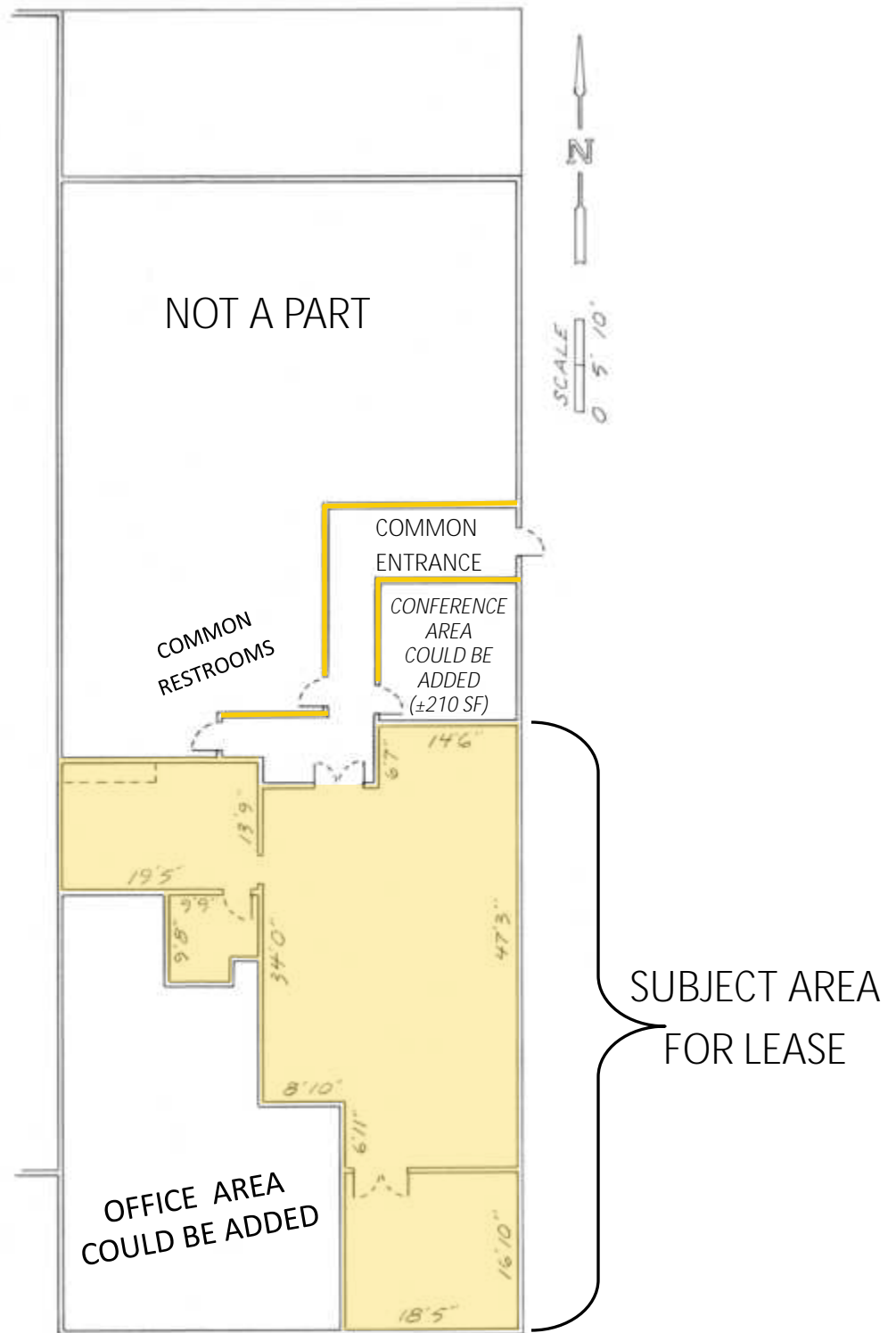
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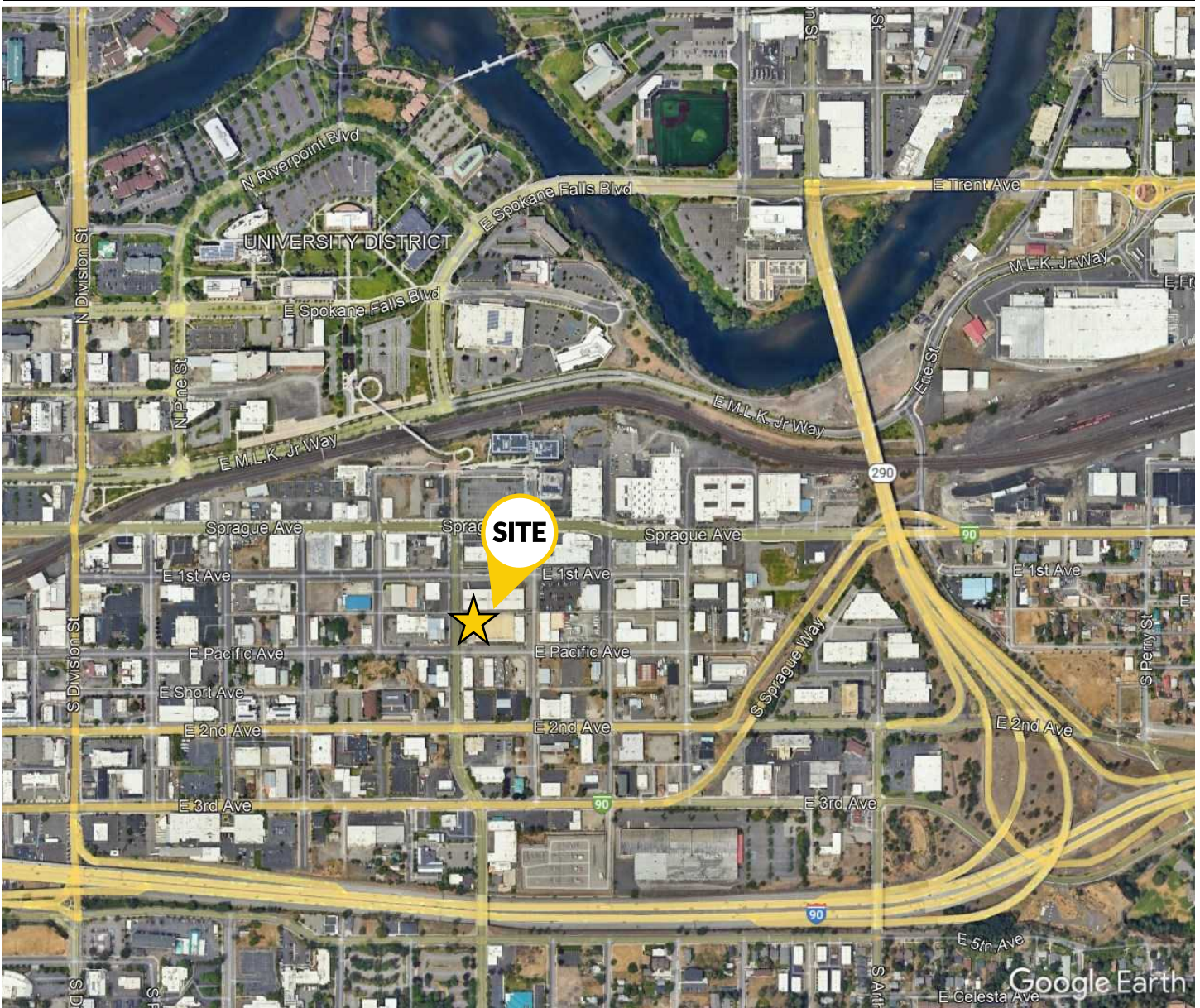
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OFFICE LOCATIONS

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