

Warehouse and Office For Lease

// 12825 E MIRABEAU PARKWAY

Spokane, WA 99216



// PRESENTED BY:

CLAYTON MCFARLAND

COMMERCIAL & LEASING MANAGER

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// PROPERTY SUMMARY



Highlights

- Warehouse SF Breakdown Option:
 - Manufacturing: 40,353 SF
 - Lab/Proofing: 14,438 SF
 - Office: 11,172 SF
- Prime Spokane Valley Location near Mirabeau Park and Centennial Trail
- Tenant Improvements Negotiable
- Secured Access/Controls
- 5:1 Parking Ratio
- Three Grade Level OHDs
- Four Dock Height Level OHDs
- 20' Clear Heights on Manufacturing Floor
- Building Amenities Include:
 - Basketball Courts
 - Shower Facilities
 - Break/Networking Space

Warehouse/Office Space

TOTAL SF:	65,963 SF
LEASE RATE:	\$0.70/SF/MO
LEASE TYPE:	NNN

2nd Floor Office Space

TOTAL SF:	2,992 SF
LEASE RATE:	\$28/SF/YR
LEASE TYPE:	Full Service

Demographics

	0.5 MILES	1 MILE	5 MILES
TOTAL HOUSEHOLDS	727	2,923	6,812
TOTAL POPULATION	1,602	6,596	15,078
AVERAGE HH INCOME	\$51,431	\$52,824	\$55,498

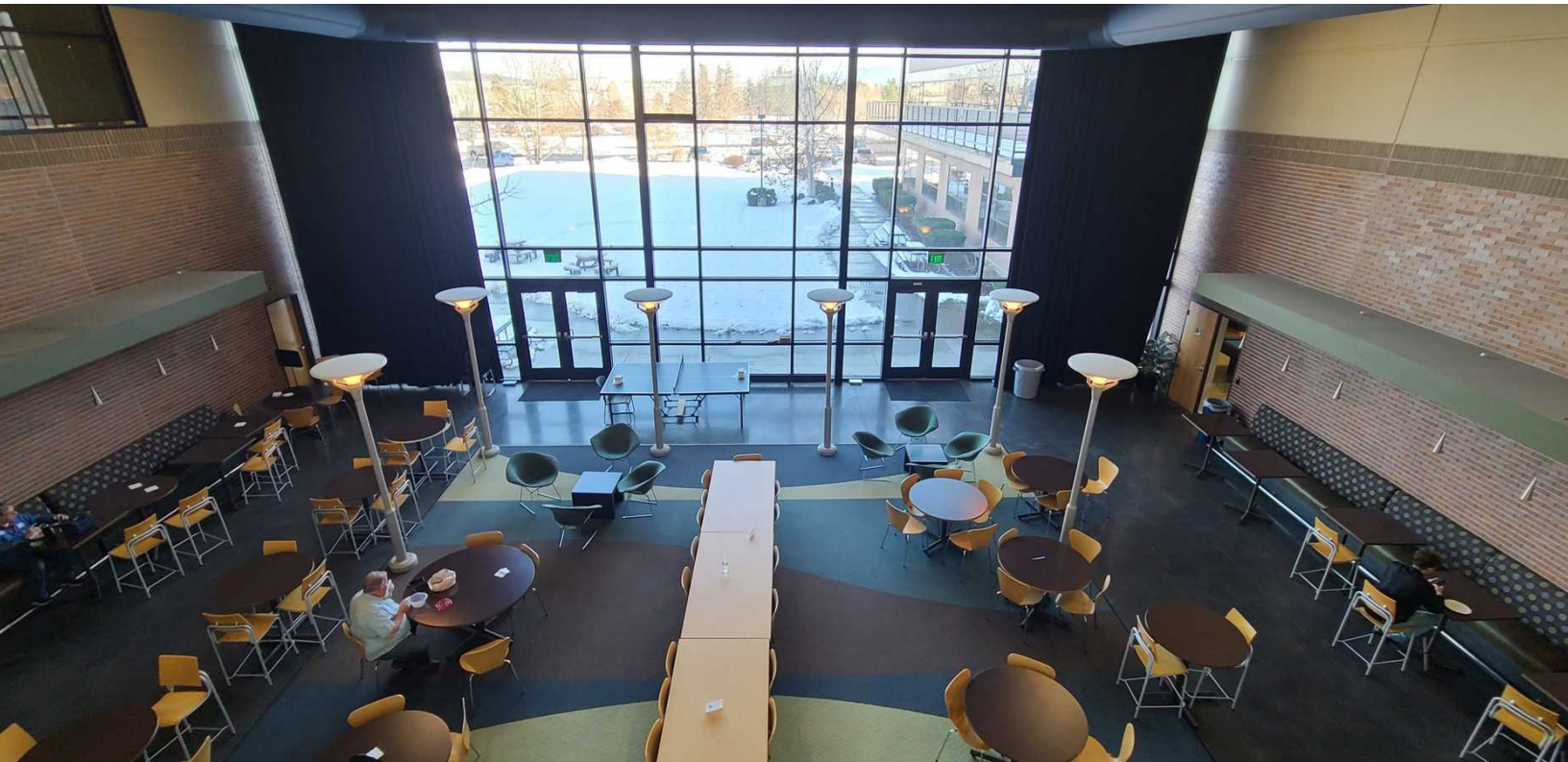
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// ADDITIONAL PHOTOS

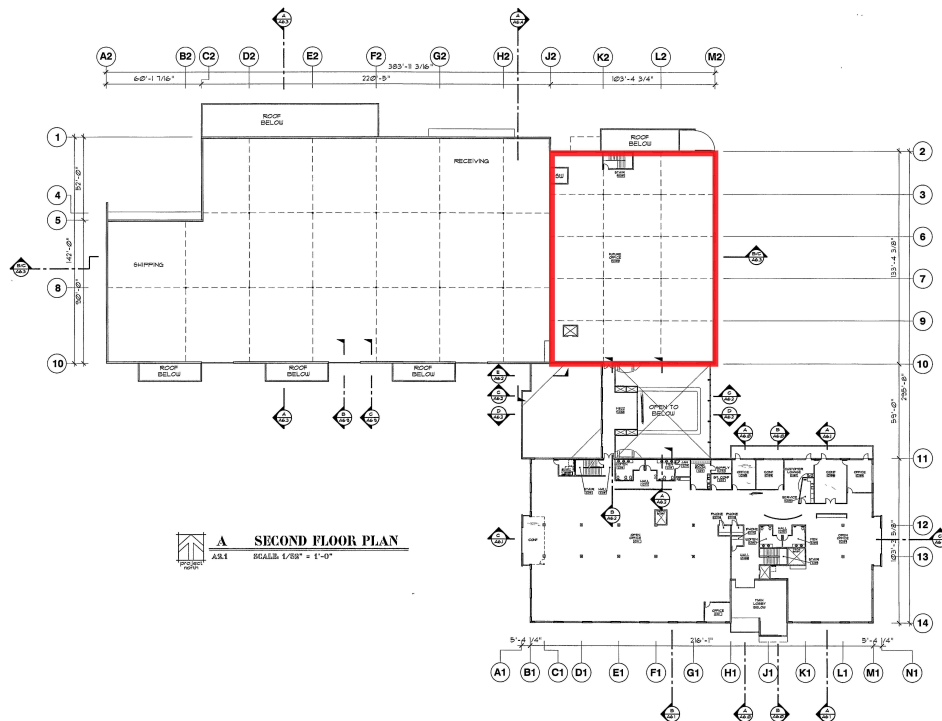
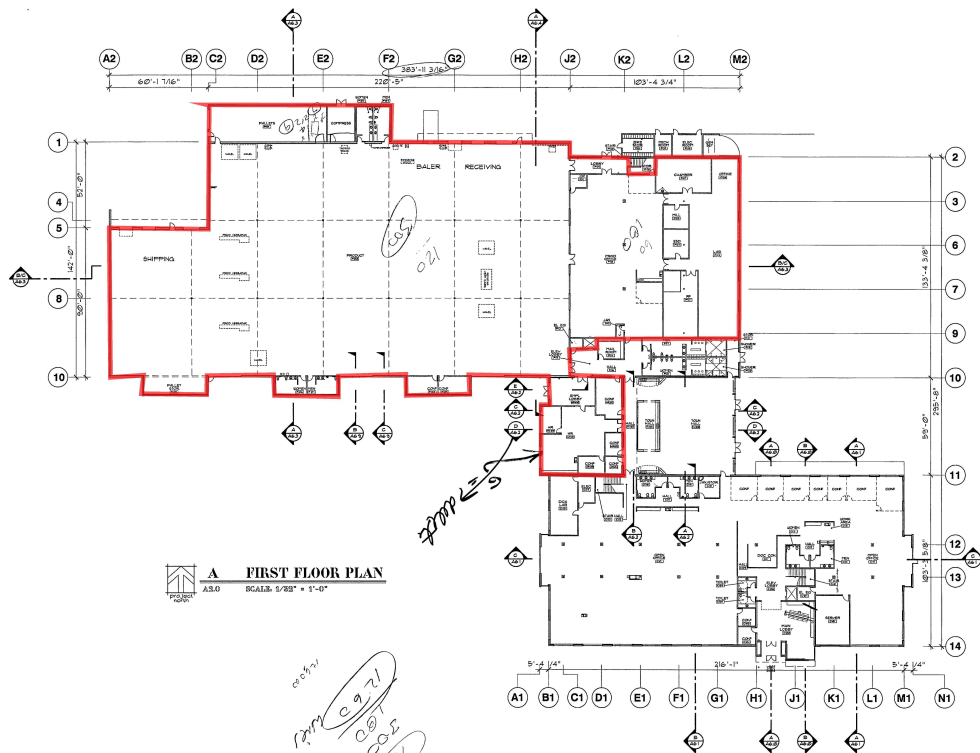


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// FLOOR PLAN - WAREHOUSE

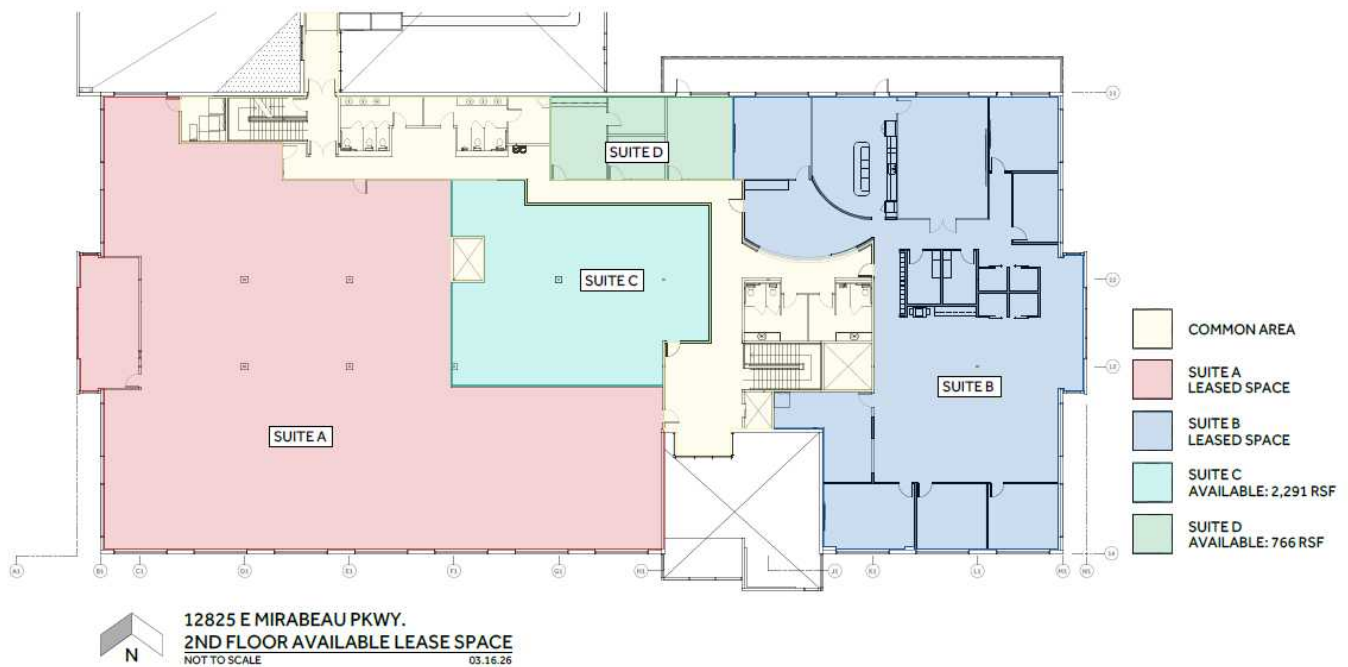


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// FLOOR PLAN - 2ND FLOOR OFFICE



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// RETAILER MAP



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