



**FOR LEASE**

# Thorpe Industrial Flex

**5807 W THORPE RD**

Spokane, WA 99224

**PRESENTED BY:**

**OMAR SADAOUI, CCIM**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,500 - 5,000 SF
<b>LEASE RATE:</b>	\$16/SF/NNN
<b>NNN EST:</b>	\$3.30/SF
<b>OH DOORS:</b>	14x14   Grade Level
<b>CEILING HEIGHT:</b>	17-Foot
<b>ZONING:</b>	Light Industrial
<b>SUBMARKET:</b>	West Plains
<b>POWER:</b>	200A/120/208V/3P

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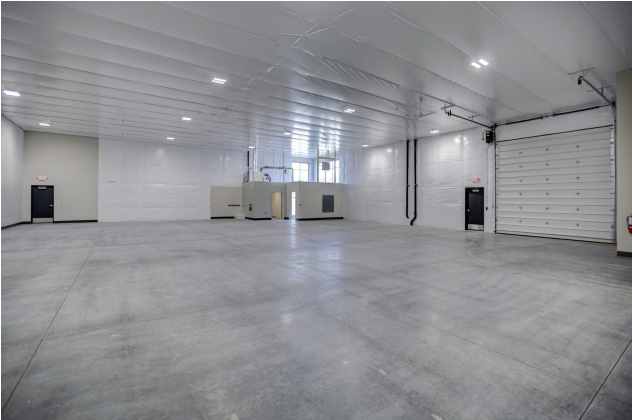
## PROPERTY OVERVIEW

NEW: Class A Industrial Flex Business Park consisting of three buildings with just two (2) contiguous spaces remaining available, ranging from 2,500 SF up to 5,000 SF. The business park is located just West of Downtown Spokane on Thorpe Rd and features small bay warehouses, office, and secured yard space, ideal for a wide range of businesses.

## PROPERTY HIGHLIGHTS

- Convenient access to I-90, Geiger Exit, Downtown Spokane and Spokane International Airport
- Storefront doors, Building and Pylon Signage
- Finished open reception/office area with ADA restroom ( $\pm$  250 SF) - Temperature controlled
- 50' x 50' units with gas heat and ceiling fans in the warehouse
- Contact Listing Broker for more information

**INTERIOR PHOTOS**



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## LEASE SPACES



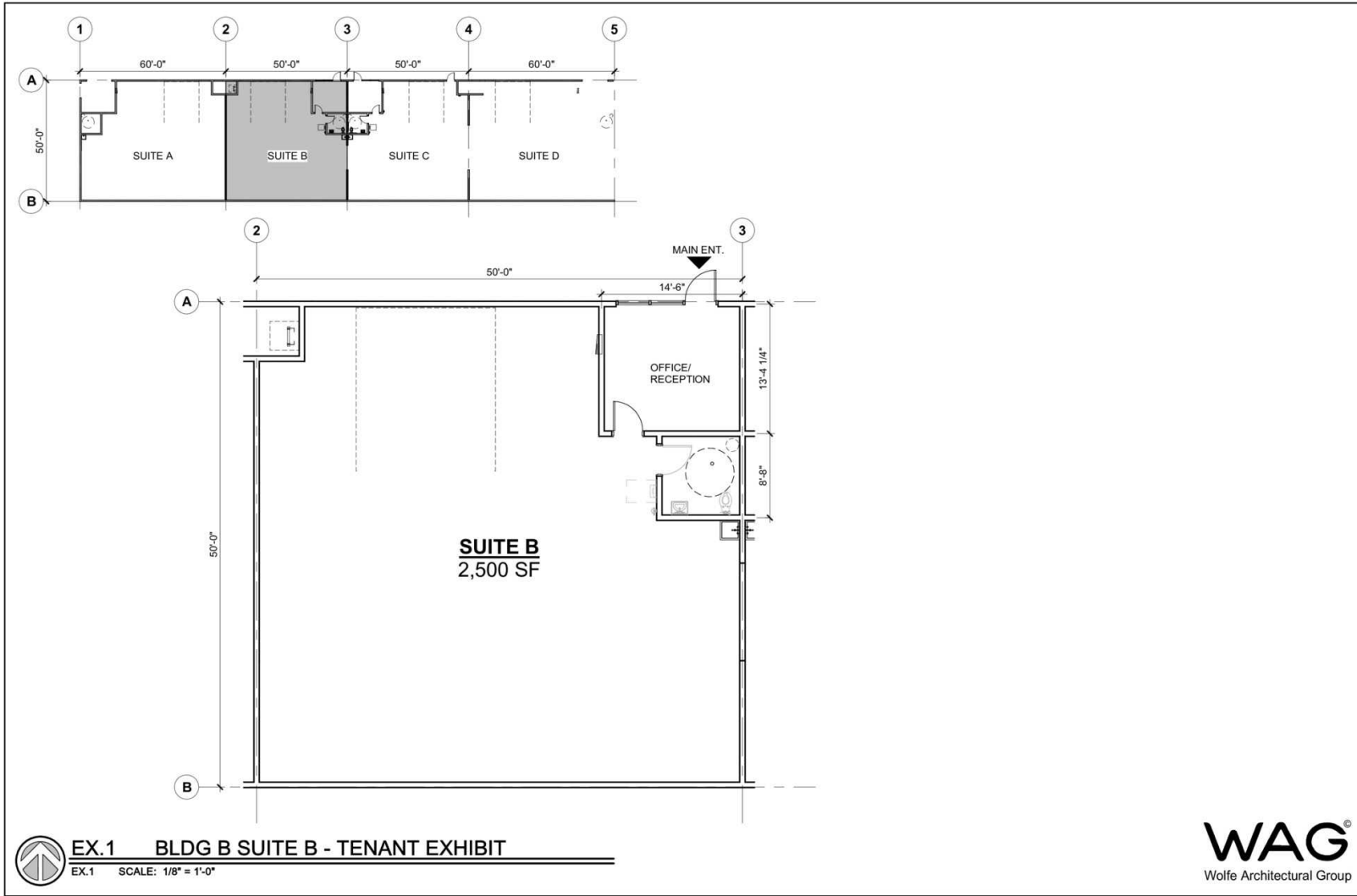
### AVAILABLE SPACES

SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
■ 5807 Suite B or C	Available	2,500 SF	NNN	\$16.00 SF/yr
■ 5807 Suite B and C Combined	Available	5,000 SF	NNN	\$16.00 SF/yr

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# FLOOR PLAN



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# AERIAL MAP



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