

# Close-in Office with Warehouse For Lease



1815 E. Trent, Spokane, WA

*Newly Updated, Secure Parking Area*

## Property Information:

### 3,816 SF Total Office Warehouse

Main level Office:	1,623 SF
Main Level Warehouse:	1,142 SF
Mezzanine Office:	1,051 SF

2 Grade Level Roll up doors (9' x 12')

Zoning: Light Industrial

14± Secure parking stall.

Additional parking available in alley to the west.

## Features:

Power:	208 3-Phase
Office:	HVAC Mini Split (Office)
Shop:	Radiant and Forced Air Unit w/AC
Yard:	Fenced, paved, gated w/opener
Kitchen:	Full Kitchen w/Granite Countertops

## Occupancy:

Space will be available May 1, 2026.

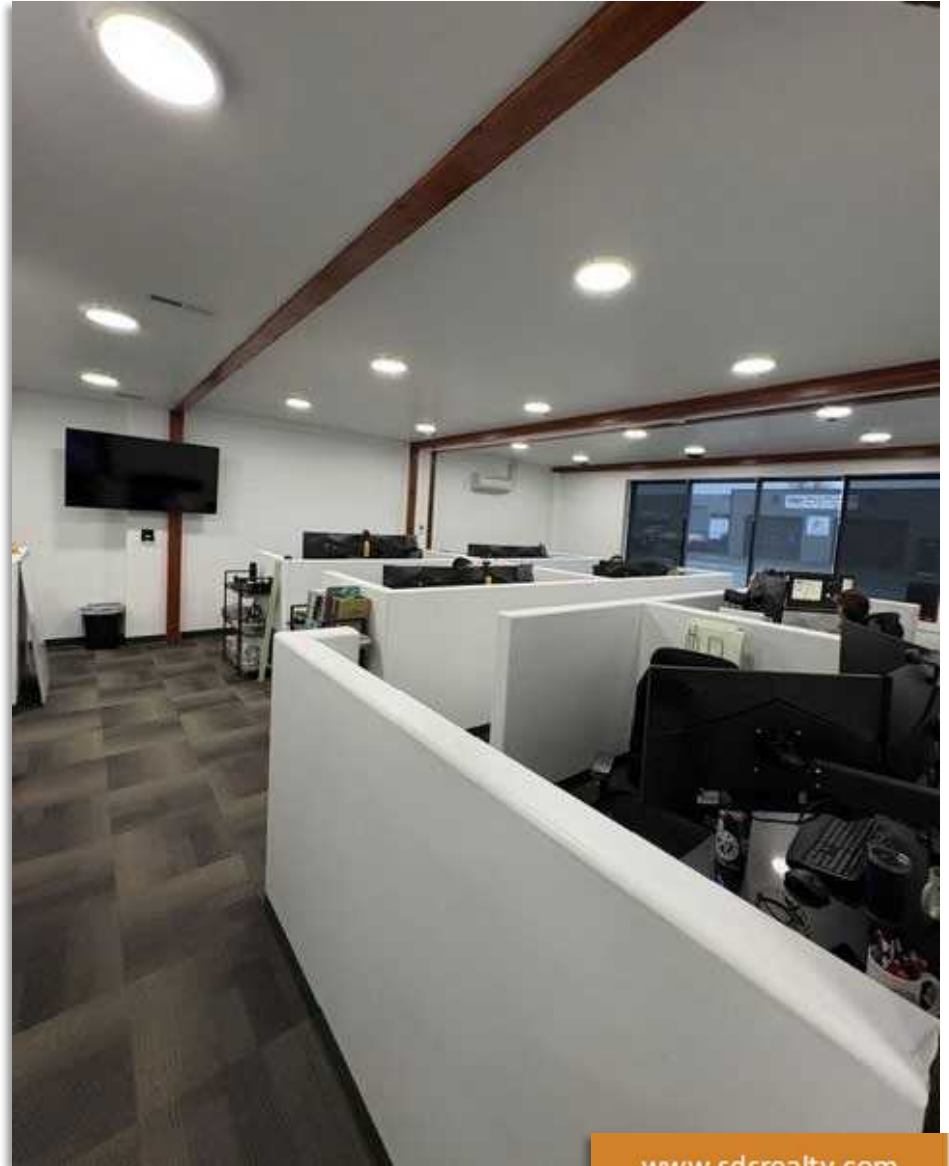
**Lease Rate:** \$12.00/SF/YR NNN

*\*All dimensions are approximate; to be verified by Tenant/Buyer.*



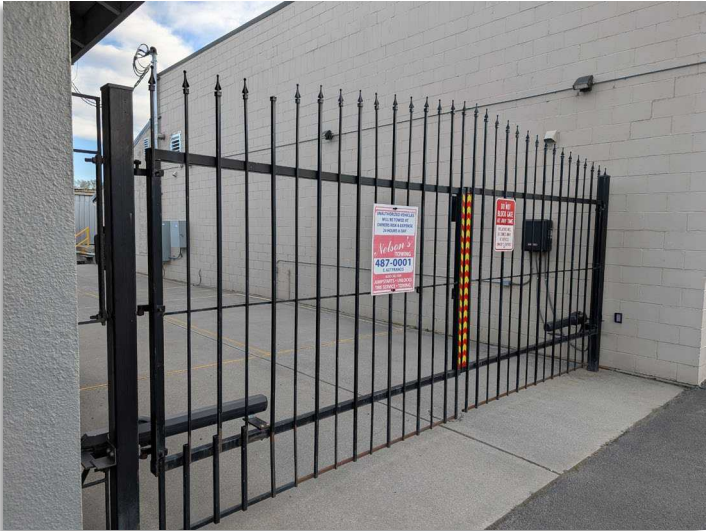
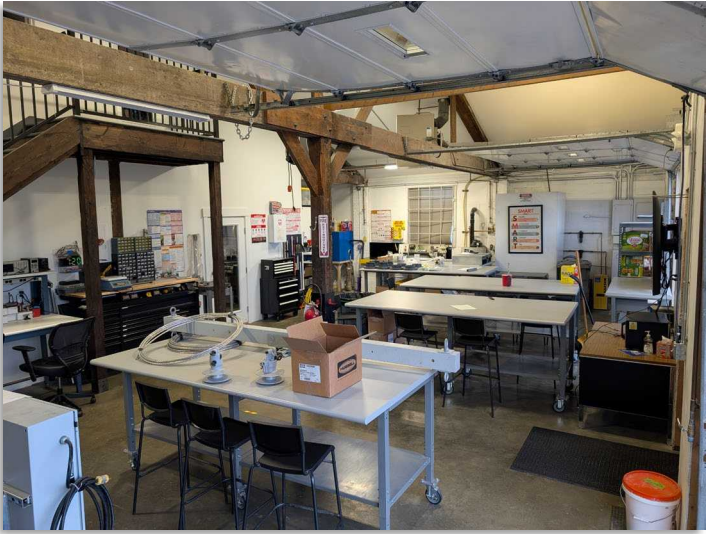


# Recently Remodeled Interior



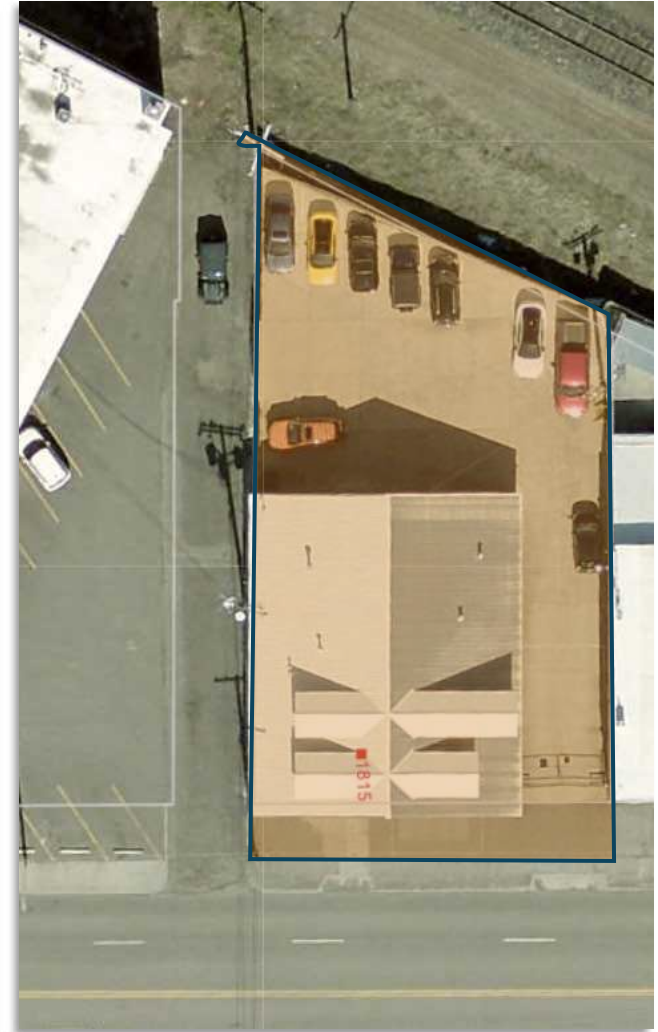
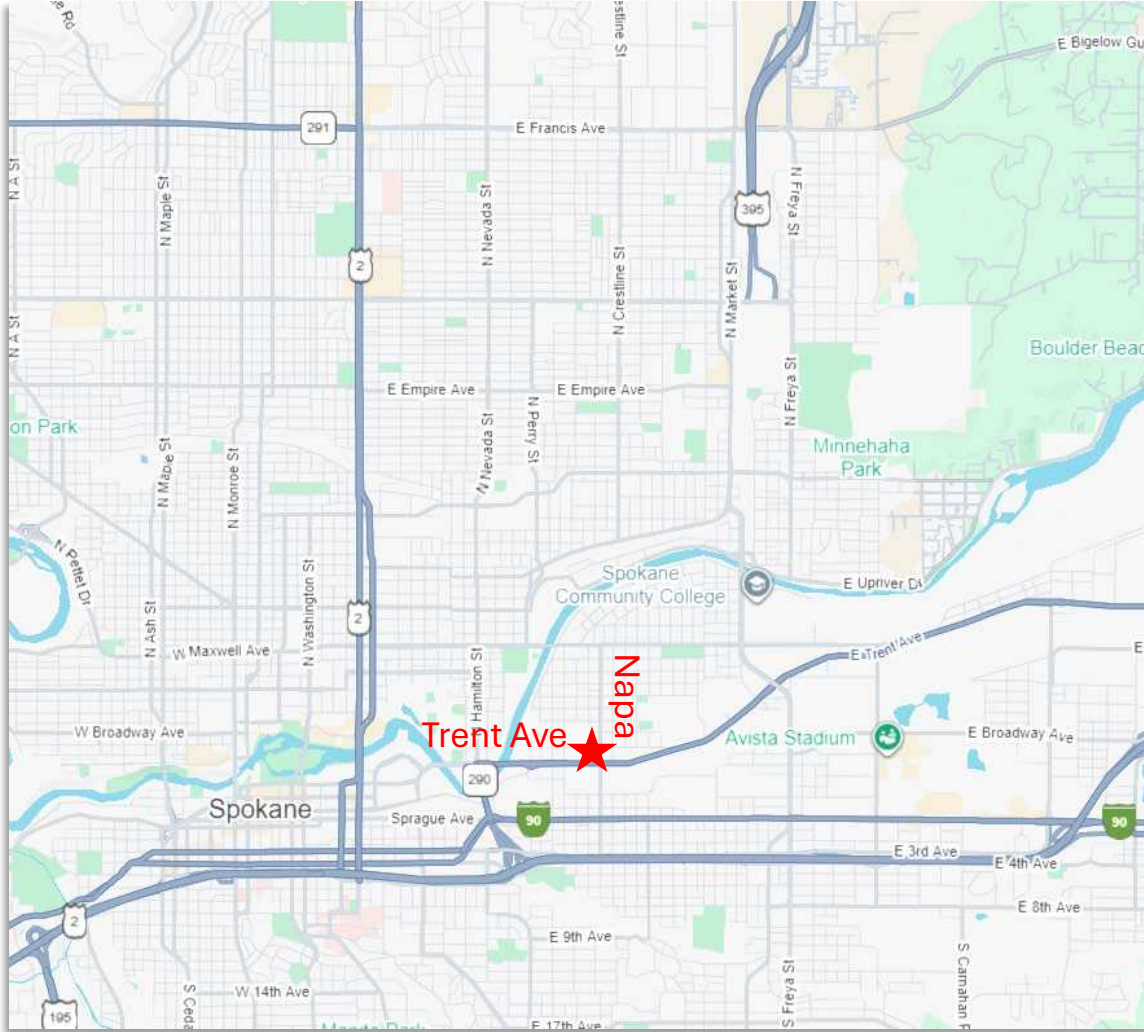


# Great for Business needing small Warehouse



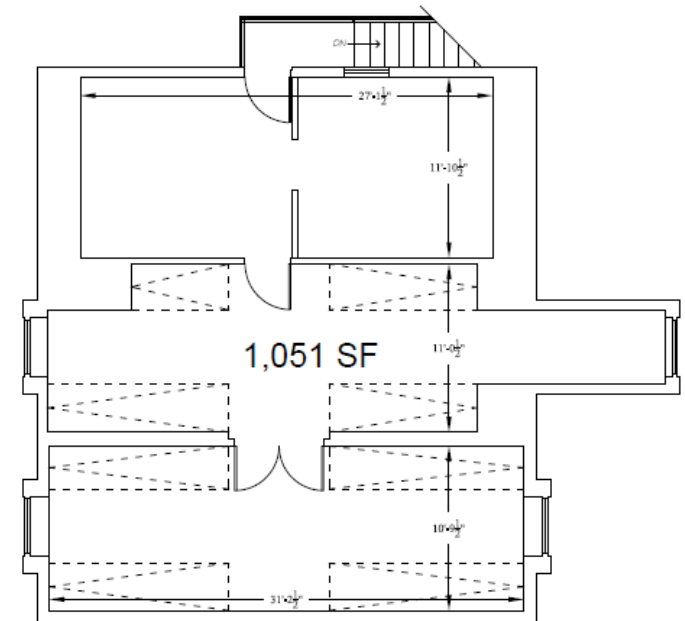
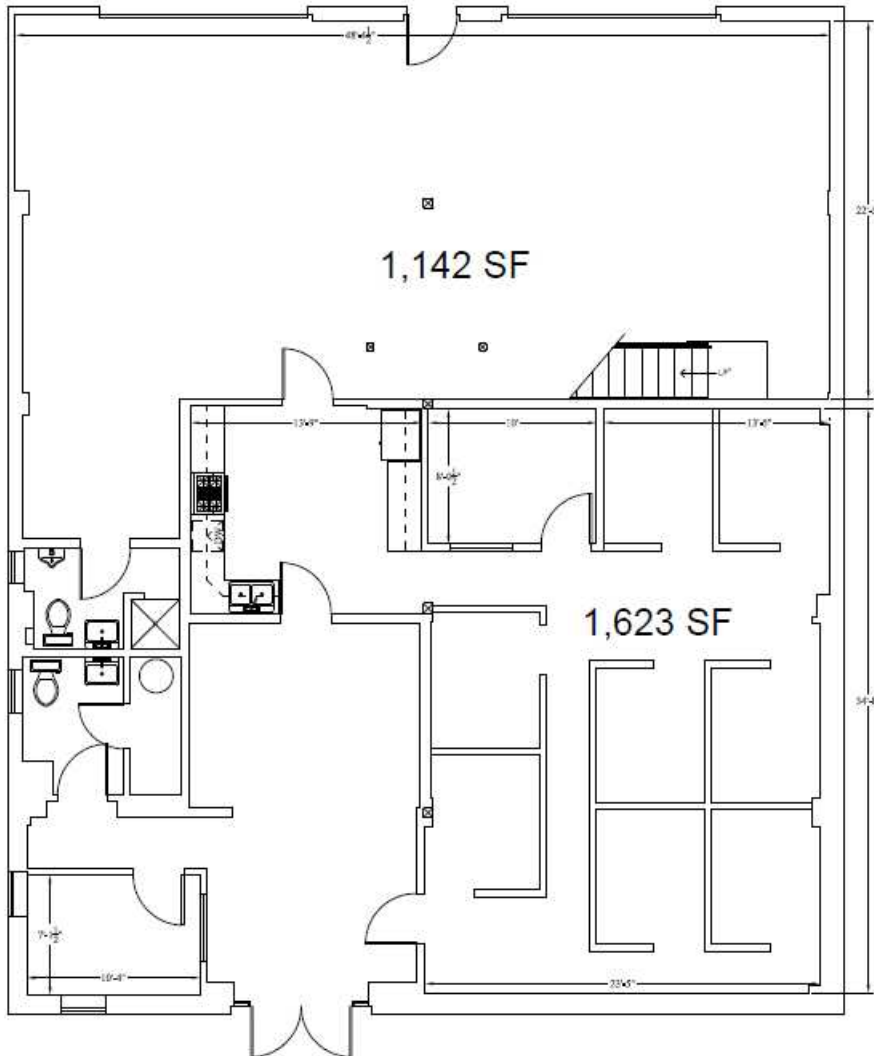


# Central Location, Easy I-90 Access, Close-In



For a showing, or more information call:  
Vic Overholser, SIOR (509) 251-1934

[www.sdsrealty.com](http://www.sdsrealty.com)



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