

FOR LEASE



OFFICE/WAREHOUSE/YARD FOR LEASE |

3335 E. Trent Ave., Spokane, WA 99202

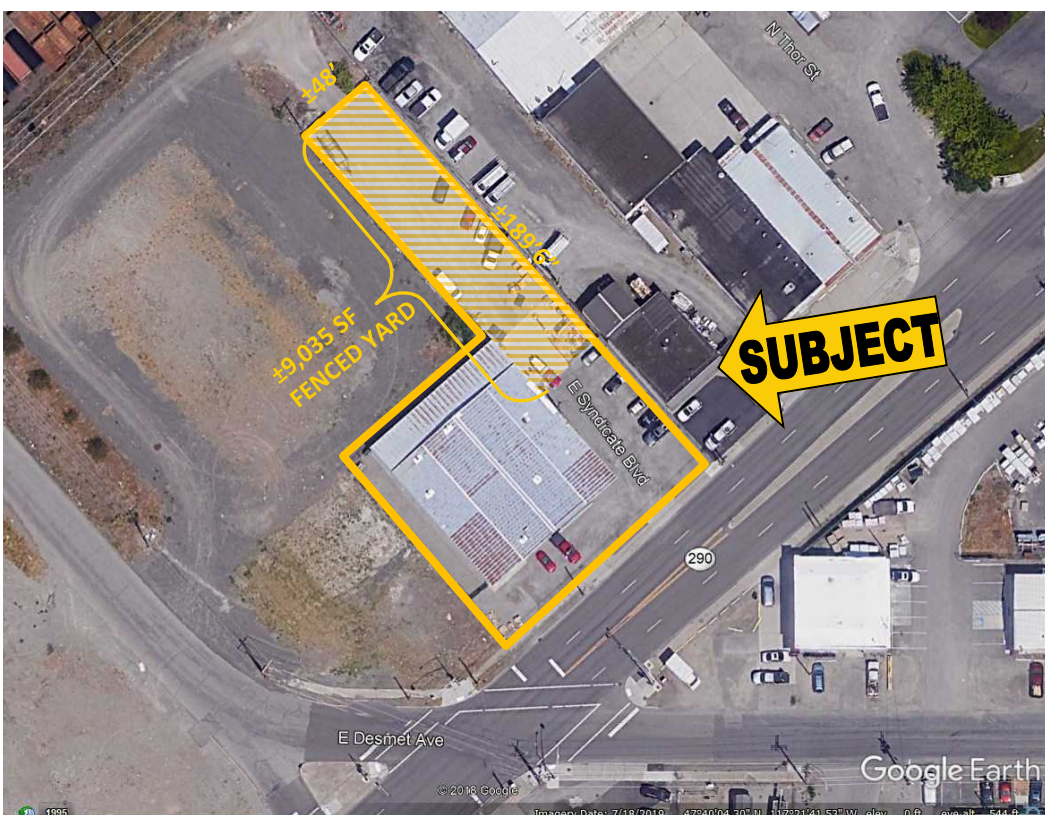
- LOCATION:** Great location at the north side of Trent Avenue, just west of Freya and minutes to I-90. Current location of MLW Services.
- SITE:** ±28,750 SF per County Records; Parcel 35152.2913 & .2903; includes ±9,035 SF fenced yard area w/21'W roll gate for access on the south end and 15'W roll gate for access on the north end of fenced yard
- ZONING:** City of Spokane, LI, Light Industrial
- IMPROVEMENTS:**
- | | |
|--------------------------------|--|
| Total Building Footprint Area: | ± 8,760 SF |
| Office and Showroom Area: | ± 1,444 SF, new paint and carpet February 2020 |
| Warehouse Area: | ± 7,316 SF |
| Mezzanine Office Area: | ± 668 SF |
| Heat: | Office: HVAC ; Warehouse: three (3) gas fired unit heaters |
| Construction Type: | Steel with metal siding |
| Grade-Level Overhead Doors: | Three; 2- 12' W X 12' H and 1- 16'W x 12'H |
| Power: | TBD |
| Utilities: | Avista Utilities services gas and electric. City of Spokane water & sewer. Sewer connected February 2020. |
| Age: | 1975 |
| Data/Internet: | CAD 6 distributed throughout building. Two (2) wireless routers in the warehouse. Lessee to verify. |
| Available: | Immediately |
| Note: | Owner is currently working with Right Of Way plans on Trent (Plans TBD) for the North Spokane Corridor Project. Wa State DOT, phone 509-324-6089. Tenant to verify w/DOT how future plans may affect the property. |
- 2026 NNN EXP:** \$371.00 per month for real estate taxes and TBD per month for fire insurance
- LEASE PRICE:** \$6,100.00/Mo/NNN (60¢/SF~Whse and \$1.20/SF~Office)

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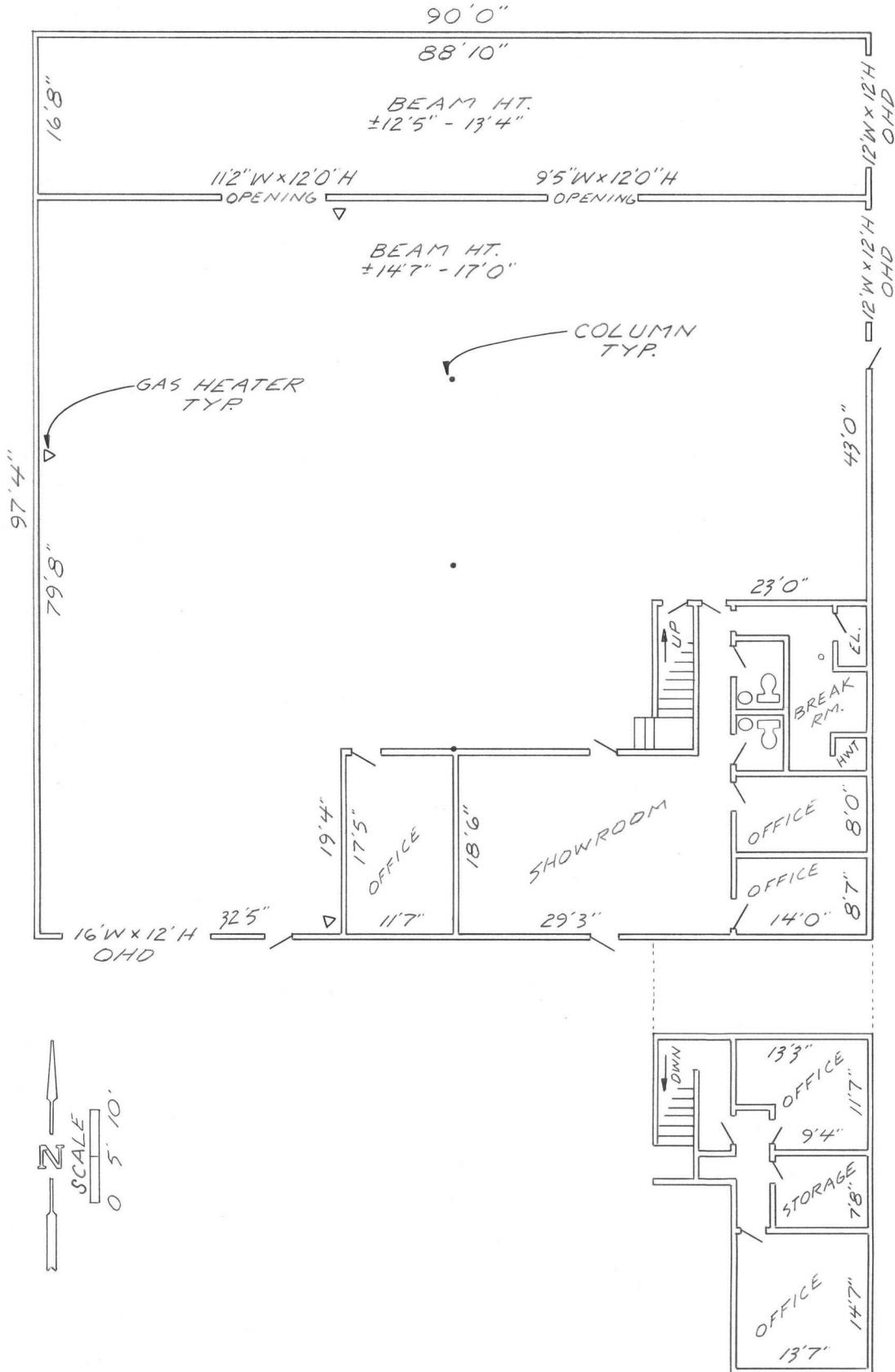
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FLOOR PLAN

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