

For Sale & Lease  
**Industrial**

**NAI**Black



## 4304 E Trent Ave

Spokane, Washington 99212

### Property Description

- Prime Location at the Intersection of E. Trent Ave. and N. Havana St.
- Building Size: 10,024 SF ±
  - Office Area: 700 SF ±
  - Warehouse Area: 9,324 SF ±
- Brick and Block Construction
- 3 Grade Level Overhead Doors
- 3 Phase Power
- Complete Update Remodel of Kitchen, Bathrooms, and Office
- Outside Storage/Fenced Yard
- NNN Expenses Estimated at \$0.20 PSF Monthly

**Sale Price: \$1,295,000**

**Lease Rate: \$0.65 SF/month (NNN)**

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**Leasing Bonus  
\$5,000 to  
Leasing Agent**

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For more information

**Jim Orcutt**

O: 509 622 3558

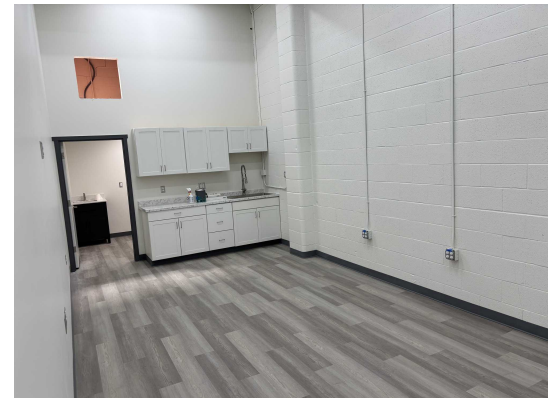
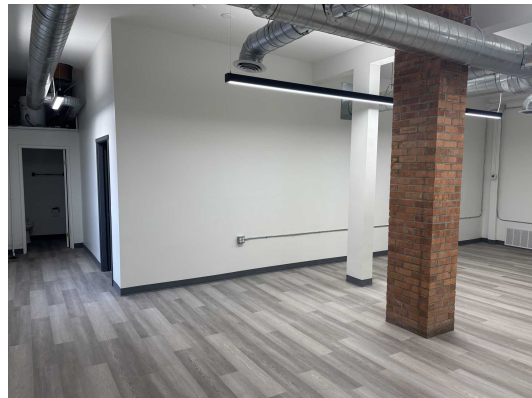
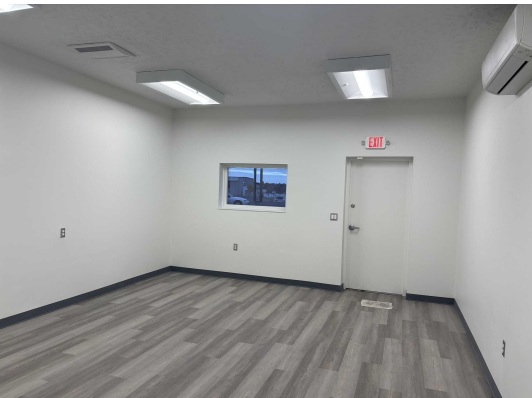
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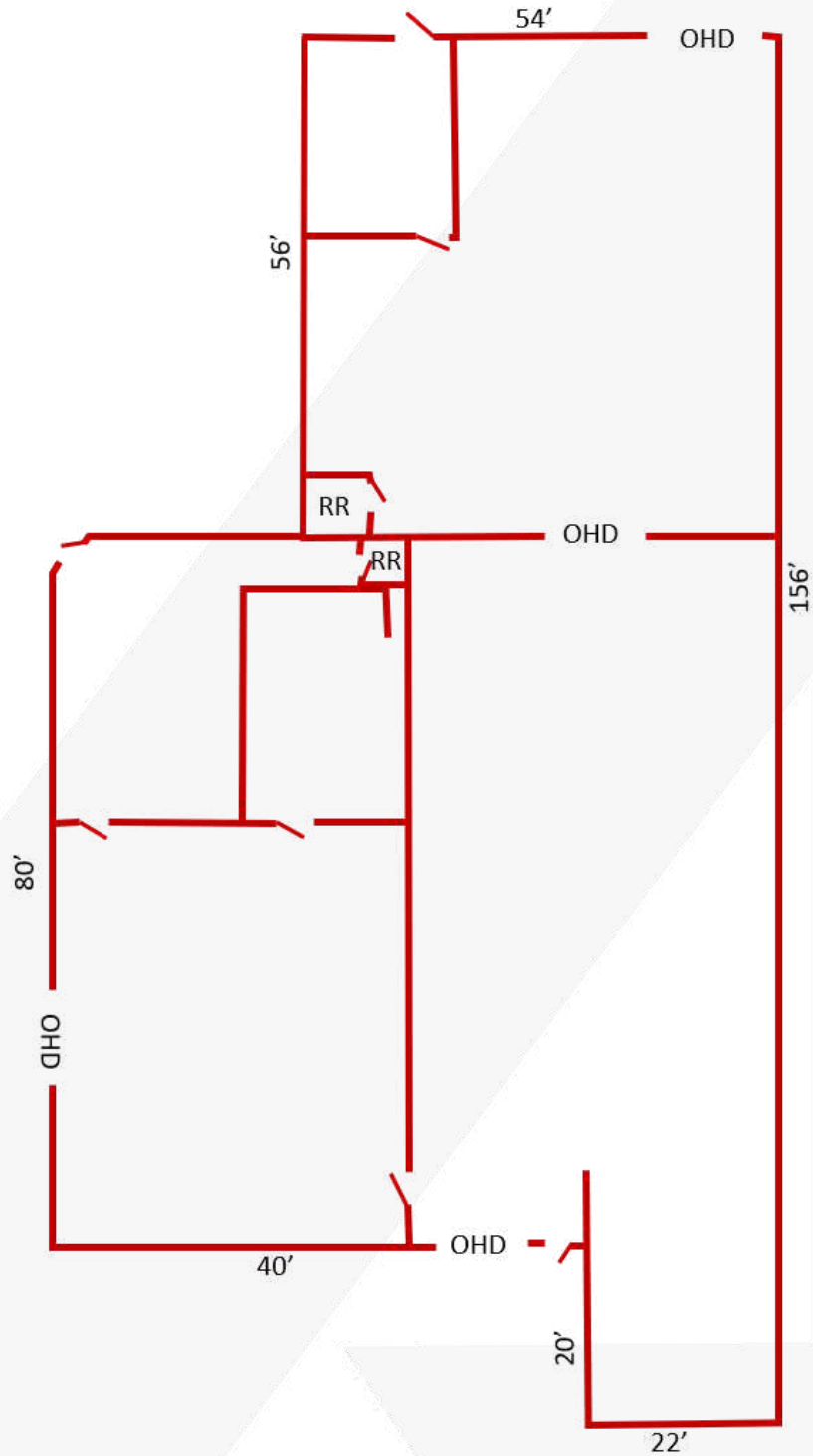
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