

For Lease

Retail/Warehouse



2110 1st Street

Cheney, Washington 99004

Property Description

Building Size: 6,400± SF

- Retail Area: 3,900± SF (Interior Dimensions 63' X 60')
- Warehouse Area: 2,500± SF (Interior Dimensions 63' X 37.5')
- Air conditioned retail area & heated warehouse
- Electrical: 200 Amp, single-phase
- Updated lighting, electrical & RR
- New Roof Installed 2024
- New Glass Entry, side windows & exterior siding panels installed 2026
- New interior insulation throughout the front retail sales area.
- 2 New Restrooms

Lot Size: 19,800± SF

- Parcel ID: 13124.0026
- Large, mostly fenced yard in the back of the property

Frontage: 100' along 1st Street

Traffic: 17,000± ADT

Signage: Existing Pylon

Zoning: General Commercial (C-2)

Location: Premier retail exposure at the epicenter of neighboring national retailers and anchored shopping centers (see pg. 3 aerial for details)

Lease Rate: \$3,500/mo. NNN



For more information

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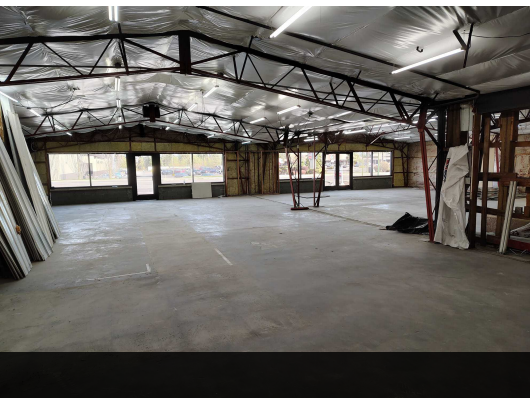
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NAI Black



Envisioned Retail Showroom Rendering



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