

FOR SALE OR LEASE



WAREHOUSE / OFFICE/ YARD FOR SALE OR 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 from Trent Avenue
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)
SALE PRICE:	\$1,300,000.00

Tracy Lucas | 509.755.7558 or tracyl@kiemleahagood.com

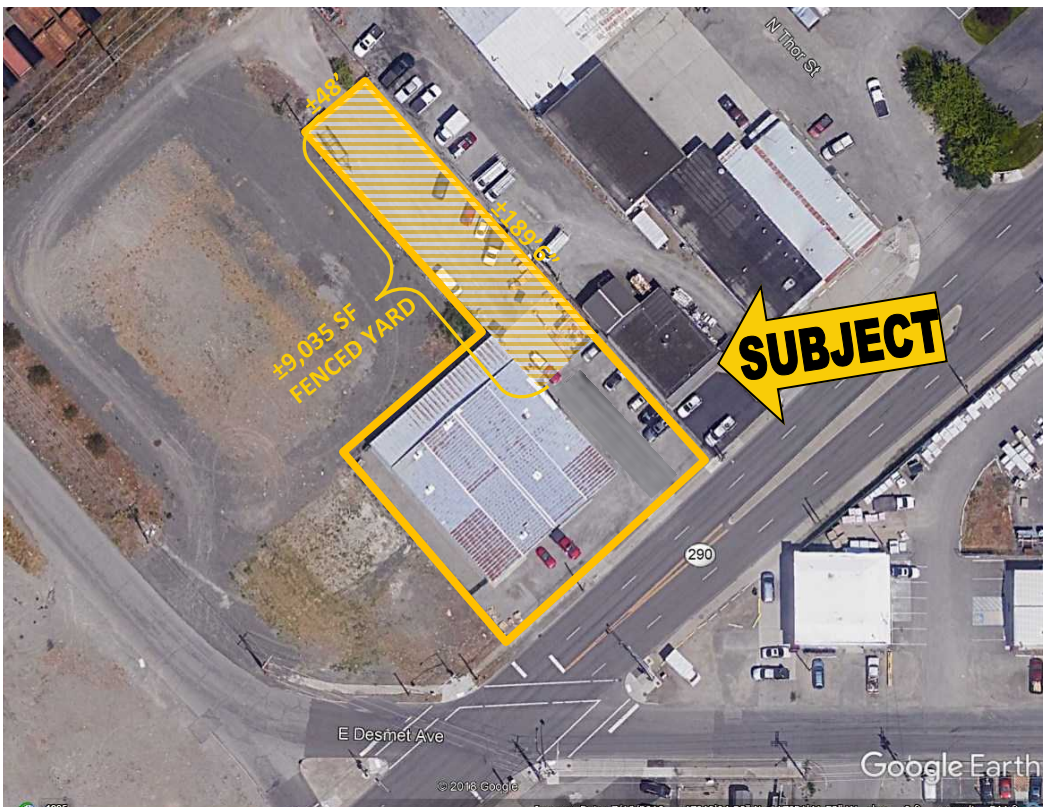
JD Lucas | 509.862.5385 or jd.lucas@kiemleahagood.com

Tracy Poff | 509.755.7588 or tracy.poff@kiemleahagood.com

**KIEMLE
HAGOOD**



3335 E. Trent Ave., Spokane, WA 99202



Tracy Lucas | 509.755.7558
or tracyl@kiemlehagood.com

JD Lucas | 509.862.5385
or jd.lucas@kiemlehagood.com

Tracy Poff | 509.755.7588
or tracy.poff@kiemlehagood.com

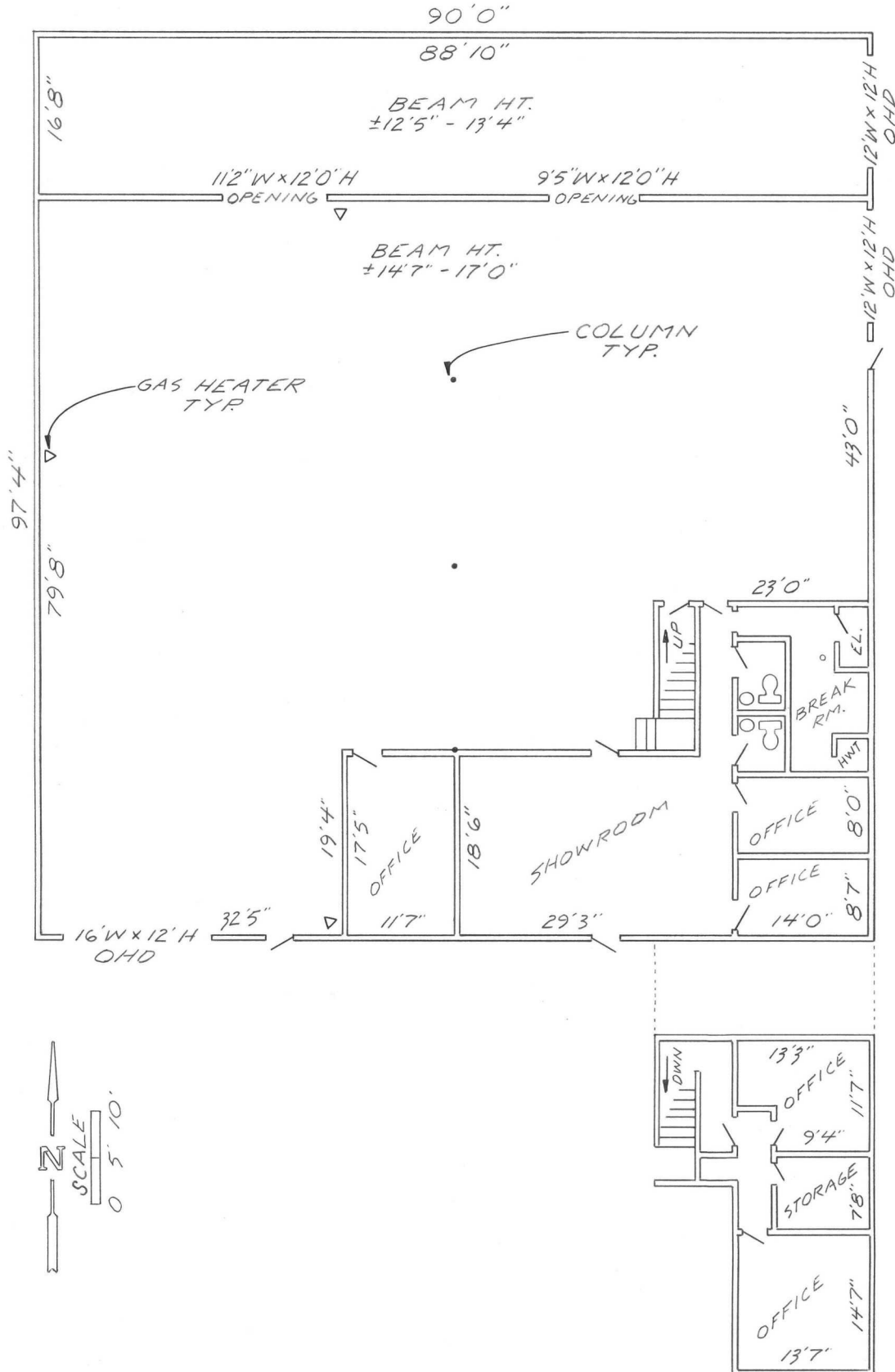
Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated though this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

KIEMLEHAGOOD.COM

FLOOR PLAN

3335 E. Trent Ave.,
Spokane, WA 99202

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



Tracy Lucas | 509.755.7558 or tracyl@kiemleahagood.com

JD Lucas | 509.862.5385 or jd.lucas@kiemleahagood.com

Tracy Poff | 509.755.7588 or tracy.poff@kiemleahagood.com

KIEMLEHAGOOD.COM

3335 E. Trent Ave.,
Spokane, WA 99202





Tracy Lucas | 509.755.7558
tracyl@kiemleahagood.com

JD Lucas | 509.862.5385
jd.lucas@kiemleahagood.com

Tracy Poff | 509.755.7588
tracy.poff@kiemleahagood.com