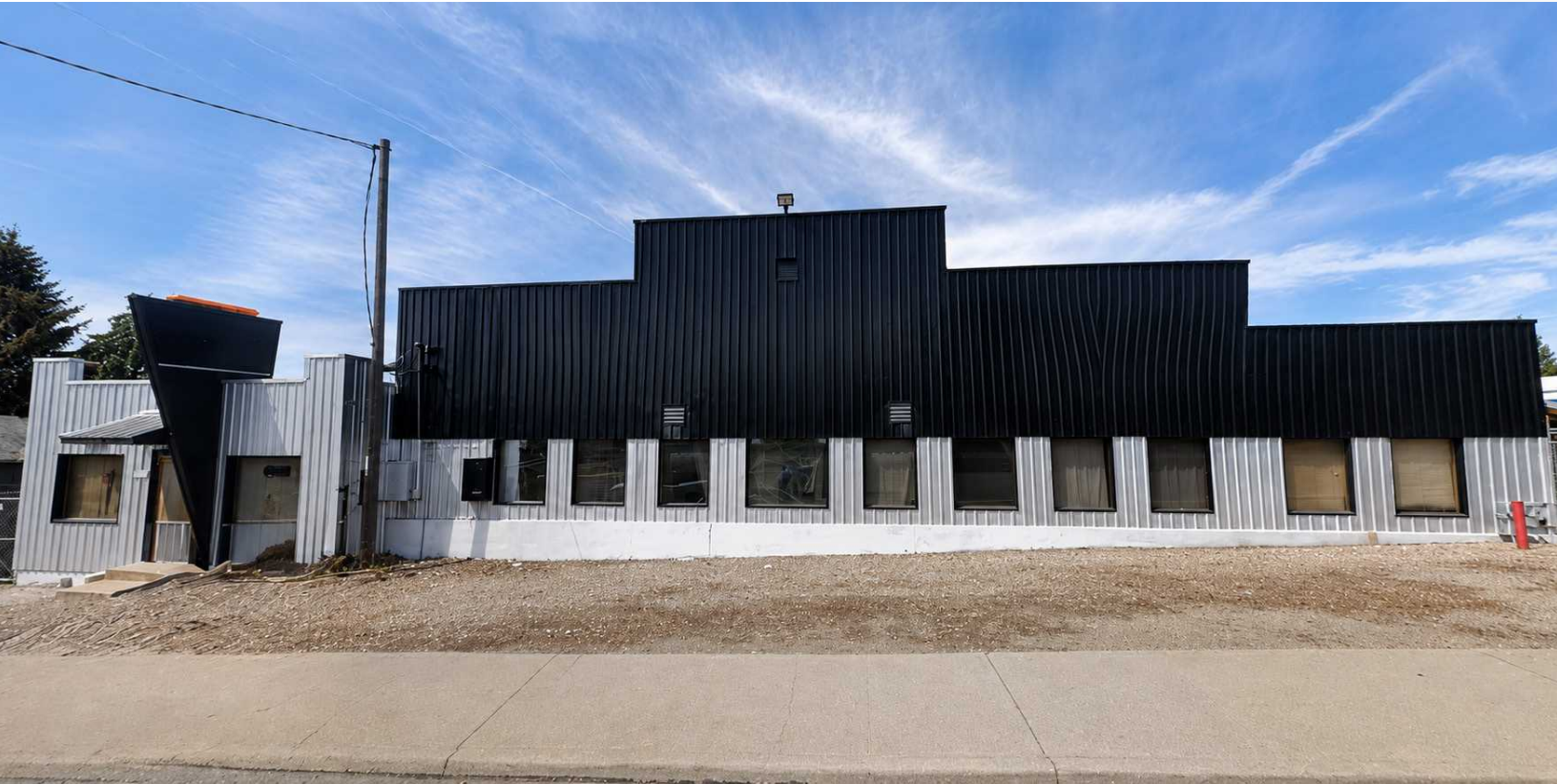


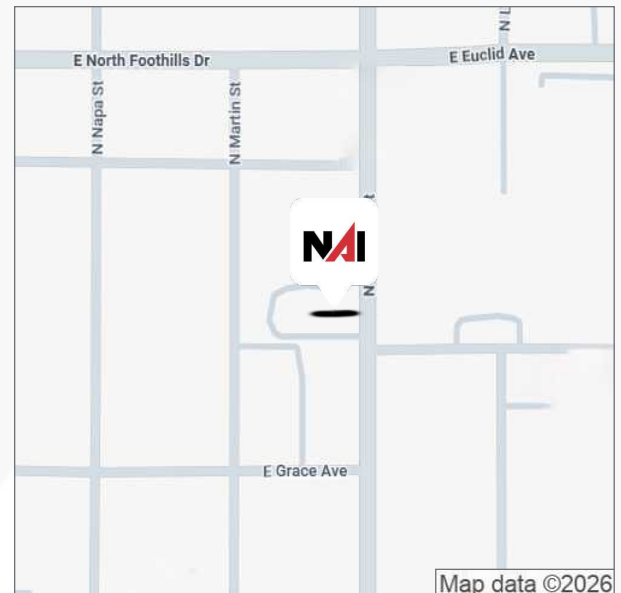
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SPOKANE, WA 99207



## PROPERTY HIGHLIGHTS

- Total Square Footage: ± 6,300 SF
  - Office: ± 655 SF
  - Warehouse: ± 5,645 SF
- 3 large commercial bay doors
- 9K 2-post commercial lift
- Two large-capacity commercial air compressors with lines throughout
- 24/7 interior and exterior security cameras
- ± 14,000 sqft secured/fenced yard
- 3 Phase Power with multiple 240v outlets
- Large commercial exterior lights for nighttime operations
- Master Lease through 5/31/2029
- Comes with several racks of commercial shelving
- Refrigerator and commercial ice maker



**Lease Rate \$0.90/SF/Mo Modified Gross**

**GREG PEACH**

Office (509) 622 3555  
greg.peach@naiblack.com

**NAI Black**

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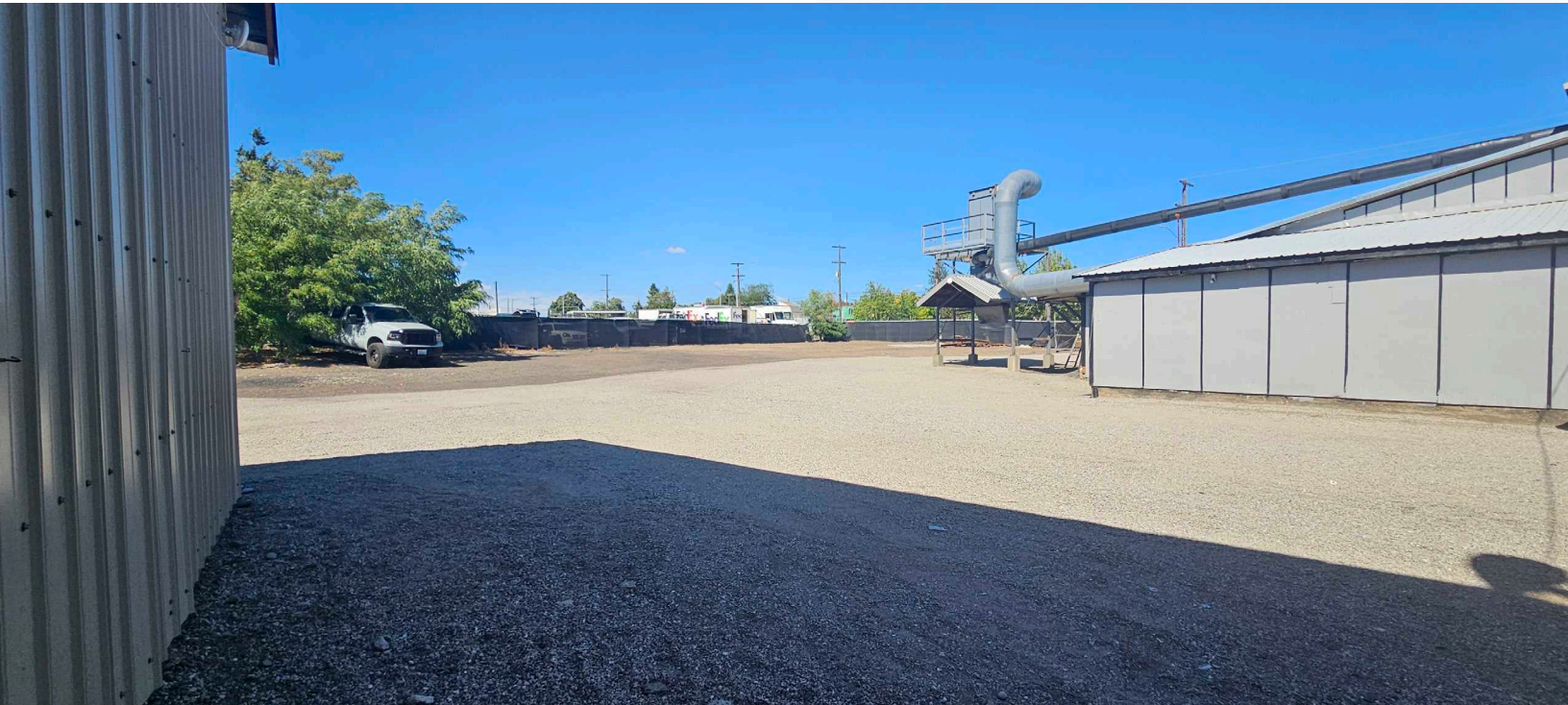
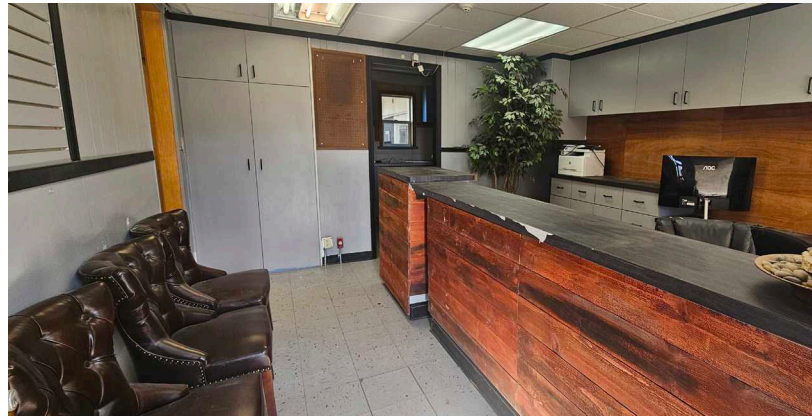
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By mail: Commercial Brokers Association Attn: DMCA Designated Agent 12131 113th Ave NE Suite 101 Kirkland, WA 98034

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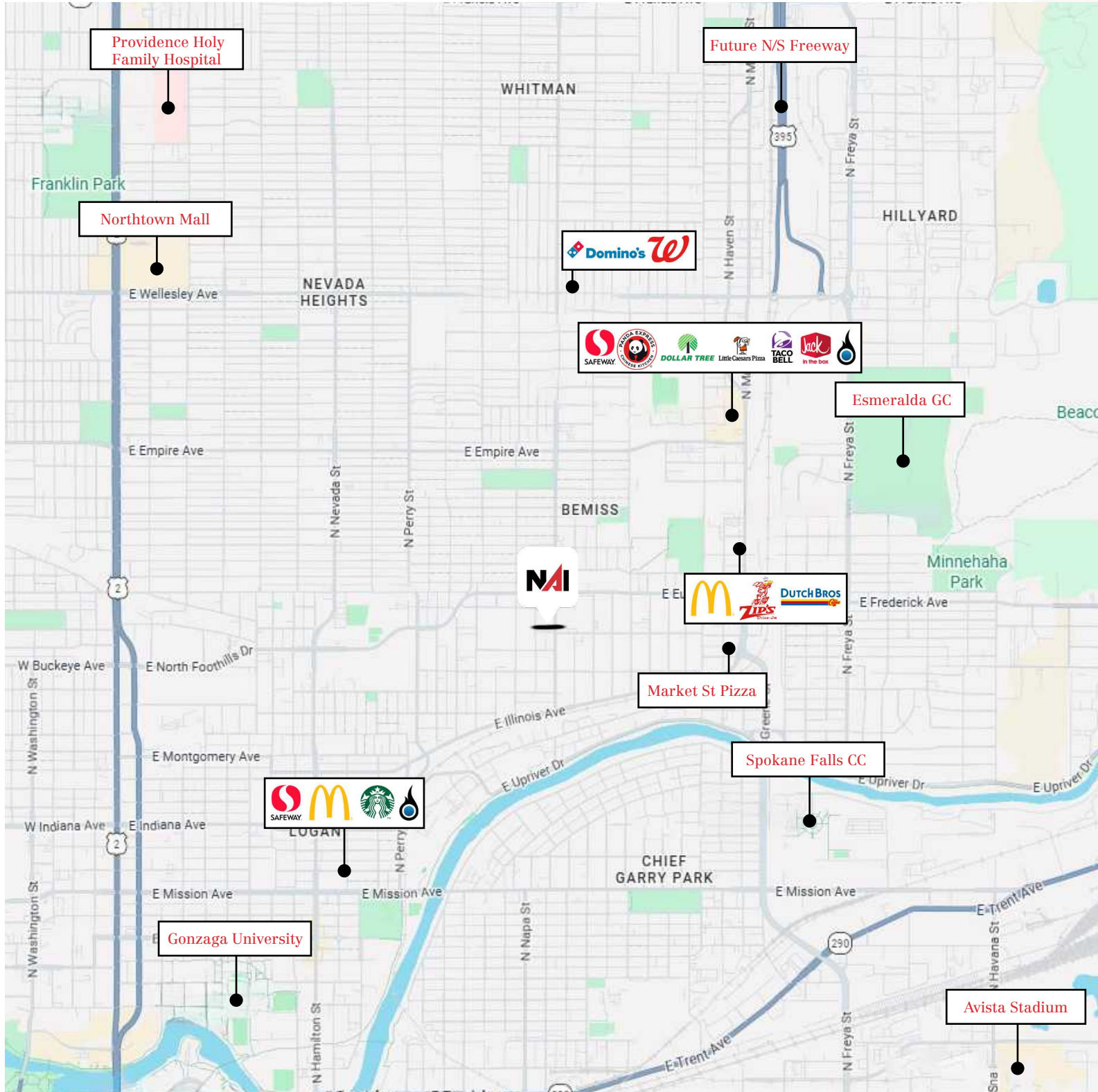
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