

# FOR LEASE



<b>LEASE RATE</b>	\$0.90 PSF /Month, NNN
<b>EST. NNN RATE</b>	\$0.20 PSF
<b>AVAILABLE SPACE</b>	±6,400 SF; Demisable to ±2,000 SF
<b>LOT SIZE</b>	±35,750 SF
<b>PARCEL NO.</b>	36344.0708
<b>ZONING</b>	Heavy Industrial (HI)
<b>POWER</b>	3 Phase
<b>YEAR BUILT</b>	2012
<b>OVERHEAD DOORS</b>	±12' x 14' (7)
<b>CEILING HEIGHT</b>	±16 ft
<b>HEAT</b>	Gas Shop Heat
<b>ACCESS</b>	3 Curbcuts

**\*\*ADDITIONAL ±1.02 ACRES AVAILABLE**

## INDUSTRIAL BUILDING

3636 E Sanson Avenue  
Spokane, WA 99217

Discover a prime industrial space available for lease at 3636 East Sanson Avenue, Spokane! This modern industrial facility offers ±6,400 SF of flexible and functional space, with the option to demise based on your needs!

**TIM KESTELL**

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**CARL GUENZEL**

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**KIEMLE  
HAGOOD**



**INDUSTRIAL BUILDING AVAILABLE FOR LEASE**

Situated on a spacious ±35,750 SF lot with Heavy Industrial (HI) zoning, it features seven large overhead doors (±12' x 14'), a generous ceiling height of ±16', and efficient gas shop heating. The property also benefits from three curb cuts, providing excellent accessibility. Available at an attractive rate of \$0.90 PSF/Month plus NNN expenses of ±\$0.20 PSF, this facility is ideal for businesses seeking a well-maintained, functional space in a prime industrial area. Additional ±1.02 Acres available, request details from Listing Agent.

**INDUSTRIAL BUILDING**  
 3636 E Sanson Avenue  
 Spokane, WA 99217

**LEASE DETAILS**

Lease Rate  
 \$0.90 PSF /Month

NNN Expense  
 \$0.20 PSF

Available Space  
 ±6,400 SF

\*Additional ±1.02 Acres Available

**KIEMLEHAGOOD**





# INDUSTRIAL BUILDING

3636 E Sanson Avenue | Spokane, WA 99217

## VIEW LOCATION



**TIM KESTELL**

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# KIEMLEHAGOOD

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## OFFICE LOCATIONS

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1579 W RIVERSTONE DRIVE, SUITE 102  
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