

For Sale & Lease
Industrial

NAIBlack



4304 E Trent Ave

Spokane, Washington 99212

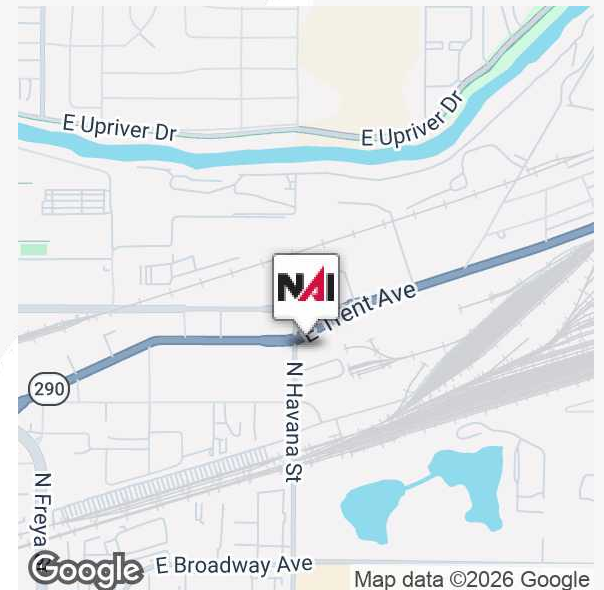
Property Description

- 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 ±
- 3,200 SF ± Leased at \$3,200 per Mo. Two Year Term 12/15/2025 - 12/15/2027
- 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: \$0.75 SF/month (NNN)

***6,000 SF ± Available for Lease - See Floor Plan**



For more information

Jim Orcutt

O: 509 622 3558

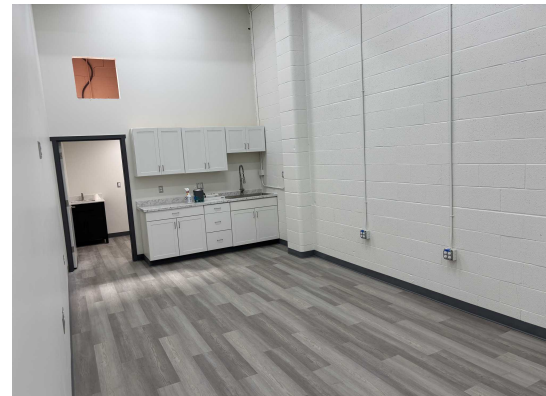
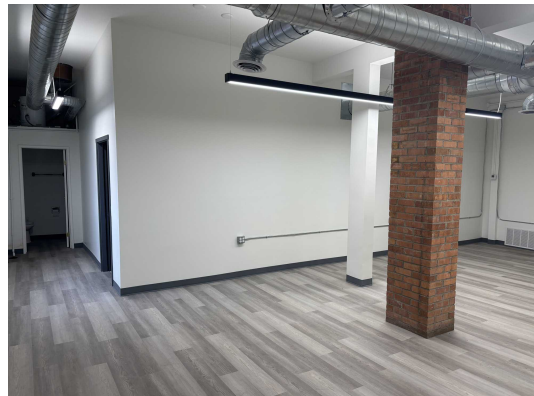
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