

FOR SALE OR LEASE



WAREHOUSE / OFFICE/ YARD FOR SALE OR LEASE

3335 E. Trent Ave.,
Spokane, WA 99202

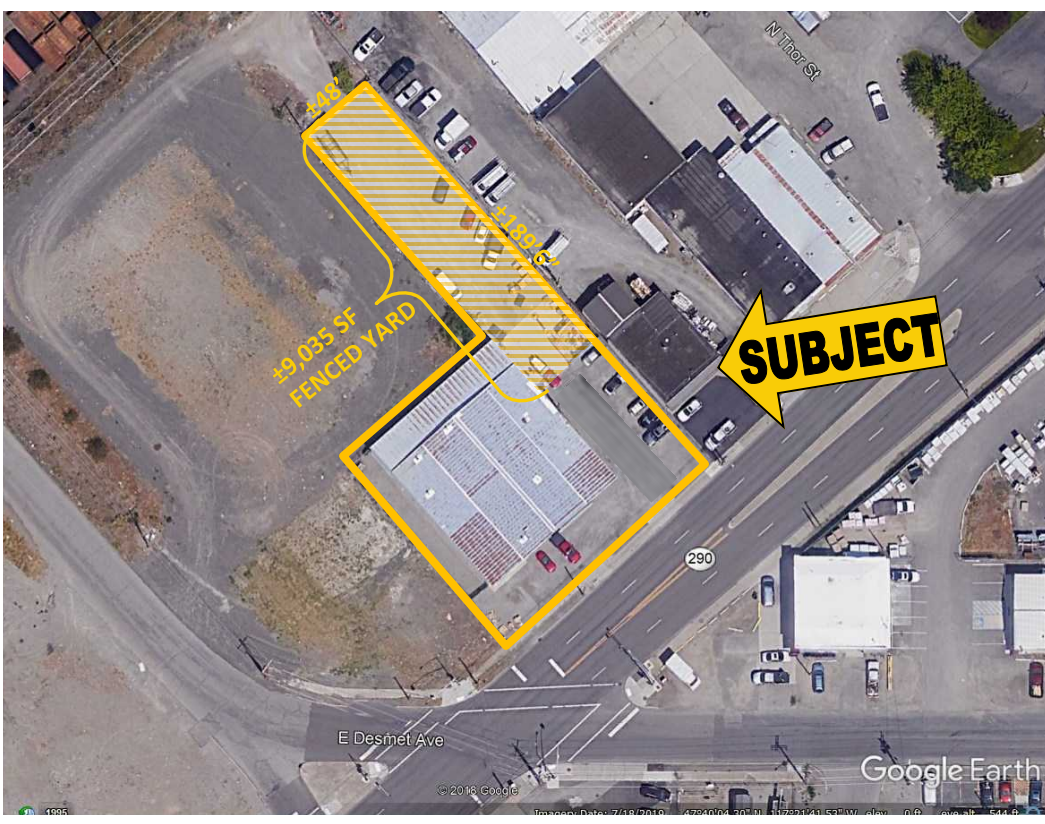
- LOCATION:** Great location at the north side of Trent Avenue, just west of Freya and minutes to I-90. Current location of MLW Services.
- SITE:** ±28,750 SF per County Records; Parcel 35152.2913 & .2903; includes ±9,035 SF fenced yard area w/21'W roll gate for access from Trent Avenue
- ZONING:** City 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

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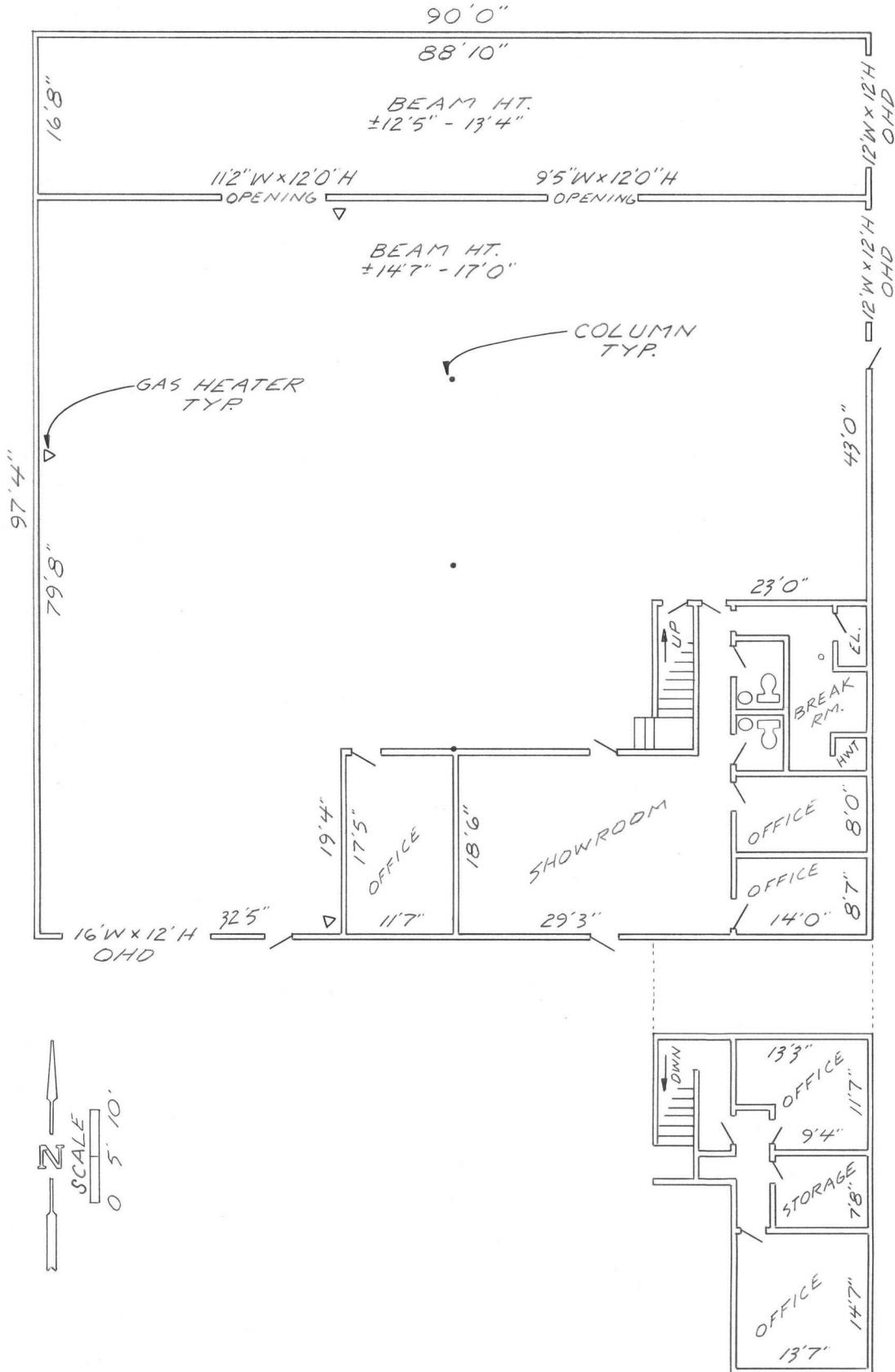
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FLOOR PLAN

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