

# For Lease Warehouse/Office

1622 S. Williams Lane  
Spokane WA, 99224

sds  
COMMERCIAL



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**Lease Rate \$3,700.00 per month + NNN**

[www.sdsrealty.com](http://www.sdsrealty.com)

SDS REALTY INC 108 N WASHINGTON #600, SPOKANE WA. 99201

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.

## Property Information

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### Overview

- Building Size: 3,060 sf
- Office area: 900 sf
- Warehouse area: 2,160 sf
- Land size: 47,916 sf
- 14-foot ceilings in warehouse
- Yard in back: 12,500 SF (.30 acre)
- Kitchenette
- Parcel Number: 25301.0405
- Year Built: 2020
- Zoning: Light Industrial (per City of Spokane)
- NOTE: a portion of the yard will be retained by Landlord.

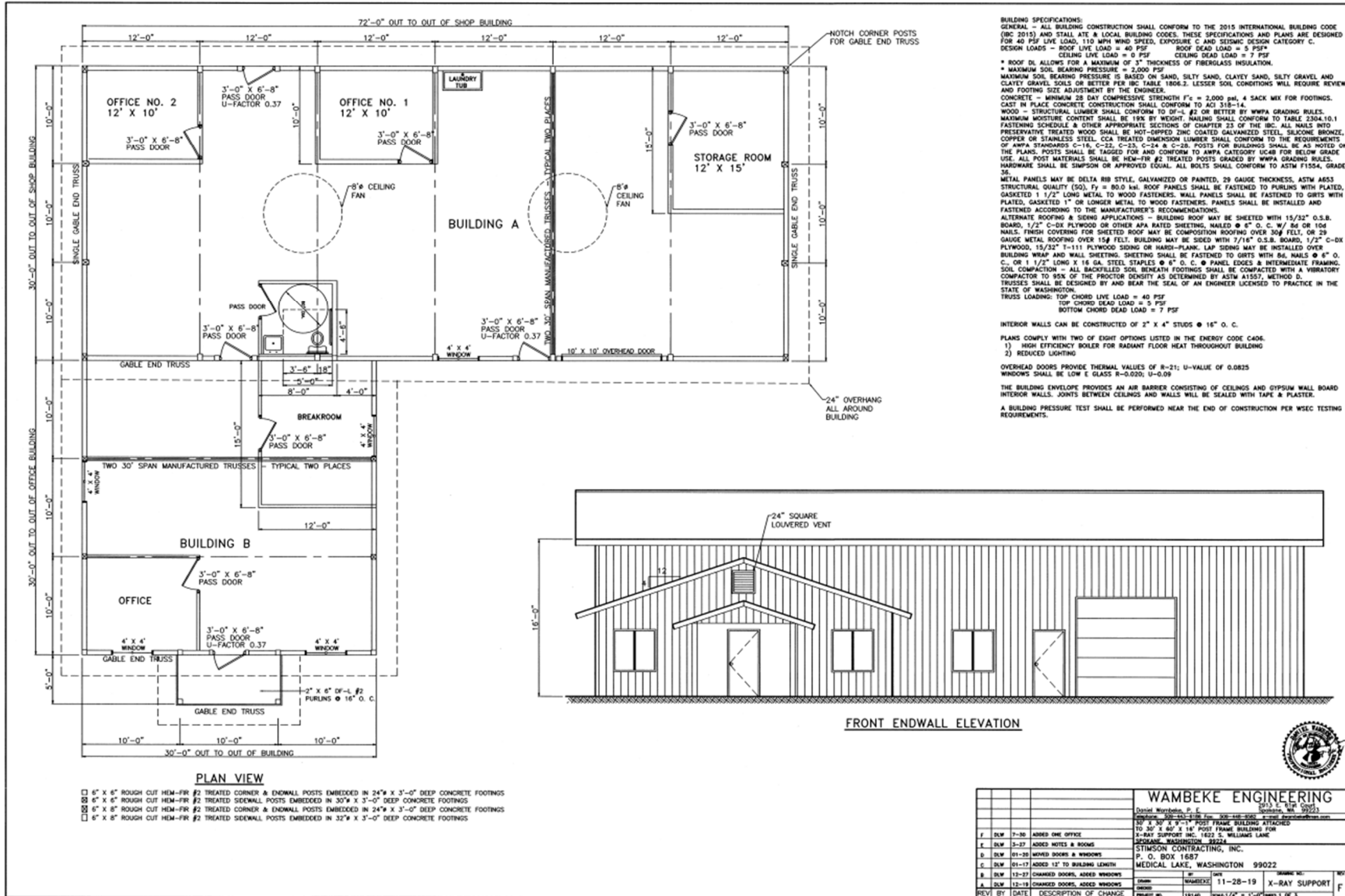
### Highlights

- Gas radiant floor heating. Office and Warehouse zones.
- 4 mini-splits for air conditioning throughout building.
- Continuous hot water.
- Two variable speed ceiling fans in warehouse.
- Warehouse has bright-white metal ceiling.
- Entire building is insulated.
- LED lighting throughout.
- Workshop room with wrap-around work benches.
- 220 volt 50 amp exterior plug for charging an EV.
- 10' roll-up garage door.

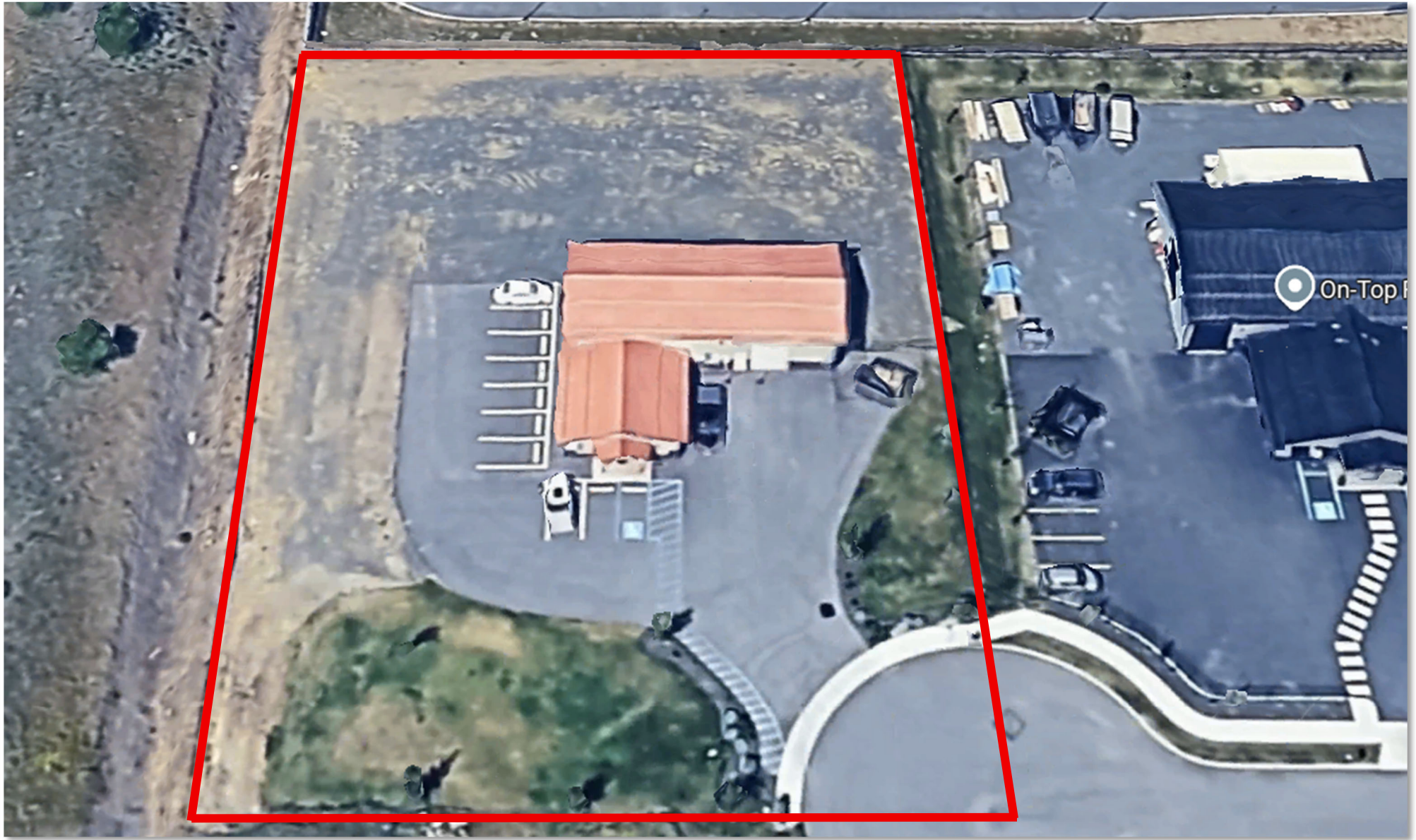
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