

FOR SALE OR LEASE



WAREHOUSE/OFFICE/FULLY SECURED YARD/DISTRIBUTION | 4320 E. Trent Avenue, Spokane, WA 99212

LOCATION: Great central location on the south side of Trent between Havana and Fancher with convenient access to City of Spokane Valley and City of Spokane's Central Business District.

SITE: ±79,636 SF or 1.82 acres; parcel #35142.0005

ZONING: City of Spokane HI, Heavy Industrial

IMPROVEMENTS:

Total Building Area:	±36,046 SF
Main Floor Office:	± 2,362 SF
Basement Office & Storage:	± 2,304 SF
Warehouse Area:	±31,380 SF
Covered Dock Area:	±4,398 SF
Heat: Office:	HVAC
Warehouse Area:	Radiant gas heat
Water & Sewer:	City of Spokane
Clearance:	Truss clearance ±16'1"; 24'0" to ceiling peak between trusses.
Construction Type:	Concrete Tilt
Dock-High Doors:	Two (2) 12'x12' dock high doors; covered dock loading area
Grade Level Doors:	Ramped dock
Age:	1956
Fire Sprinkler:	None
Power:	400 amp 120/208 3 phase power

LEASE PRICE: \$16,196/Month/NNN (\$0.48/SF/Mo/NNN)

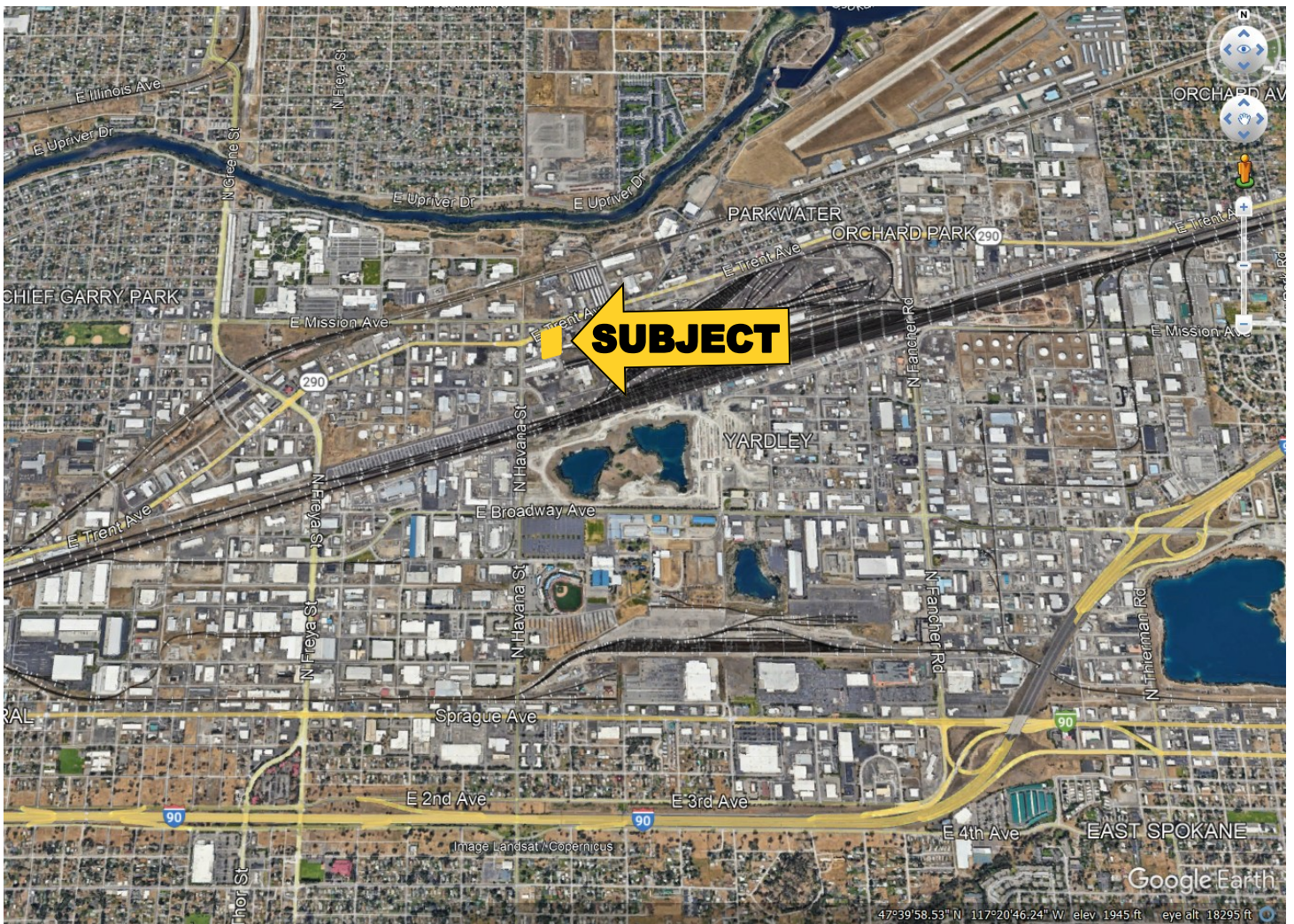
SALE PRICE: \$4,750,000.00

**KIEMLE
HAGOOD**
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Suite 400
Spokane, WA 99201

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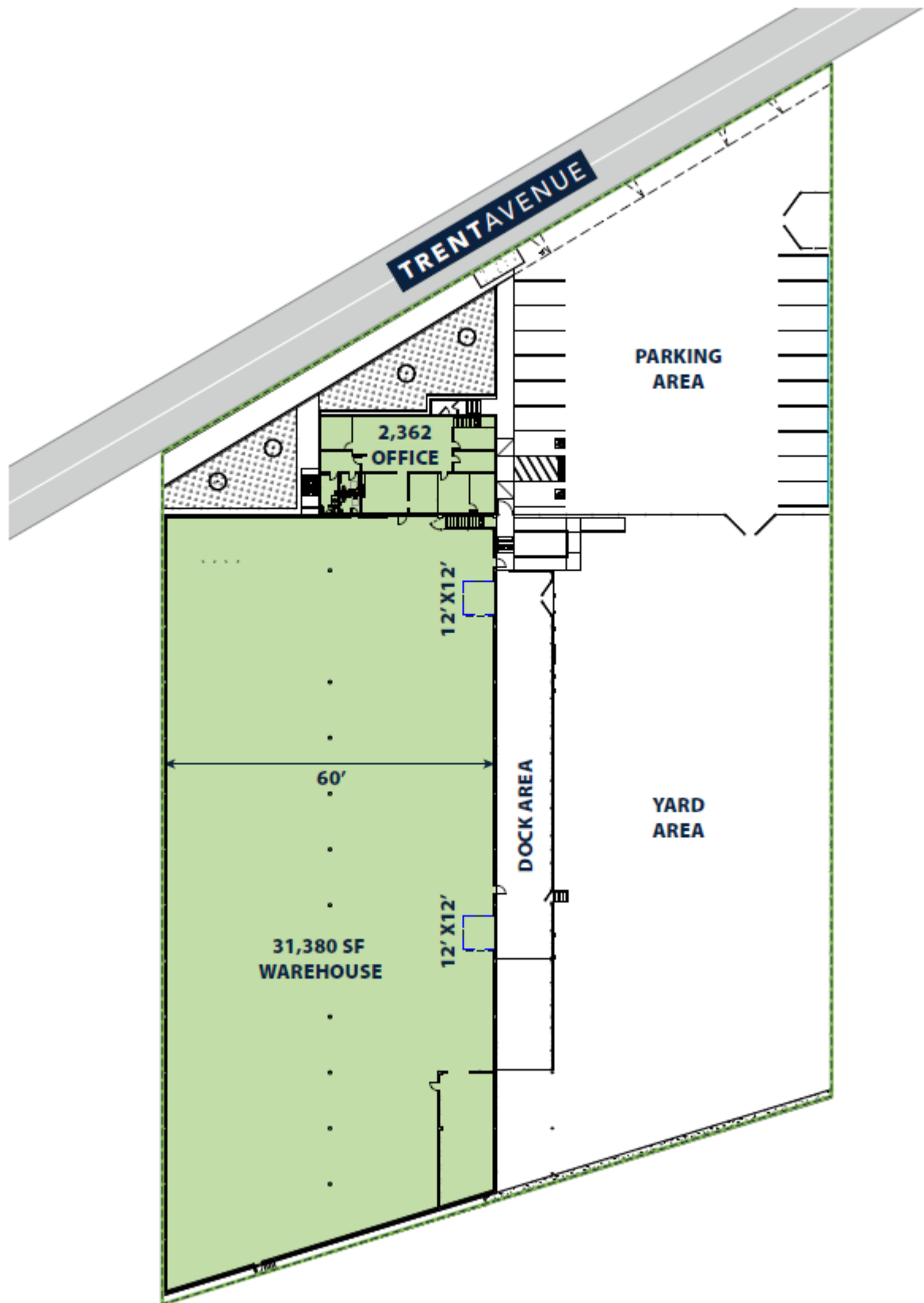


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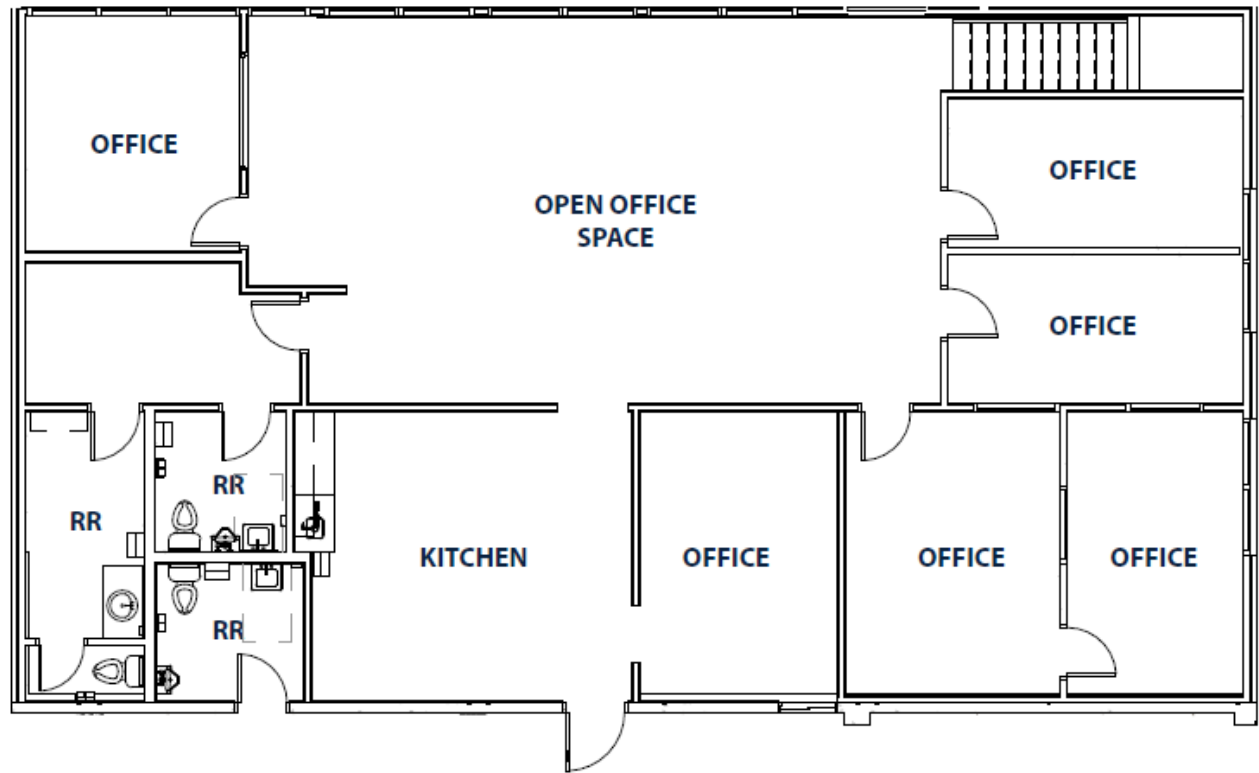
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Main Floor Upper Office Plan

2,362 SF

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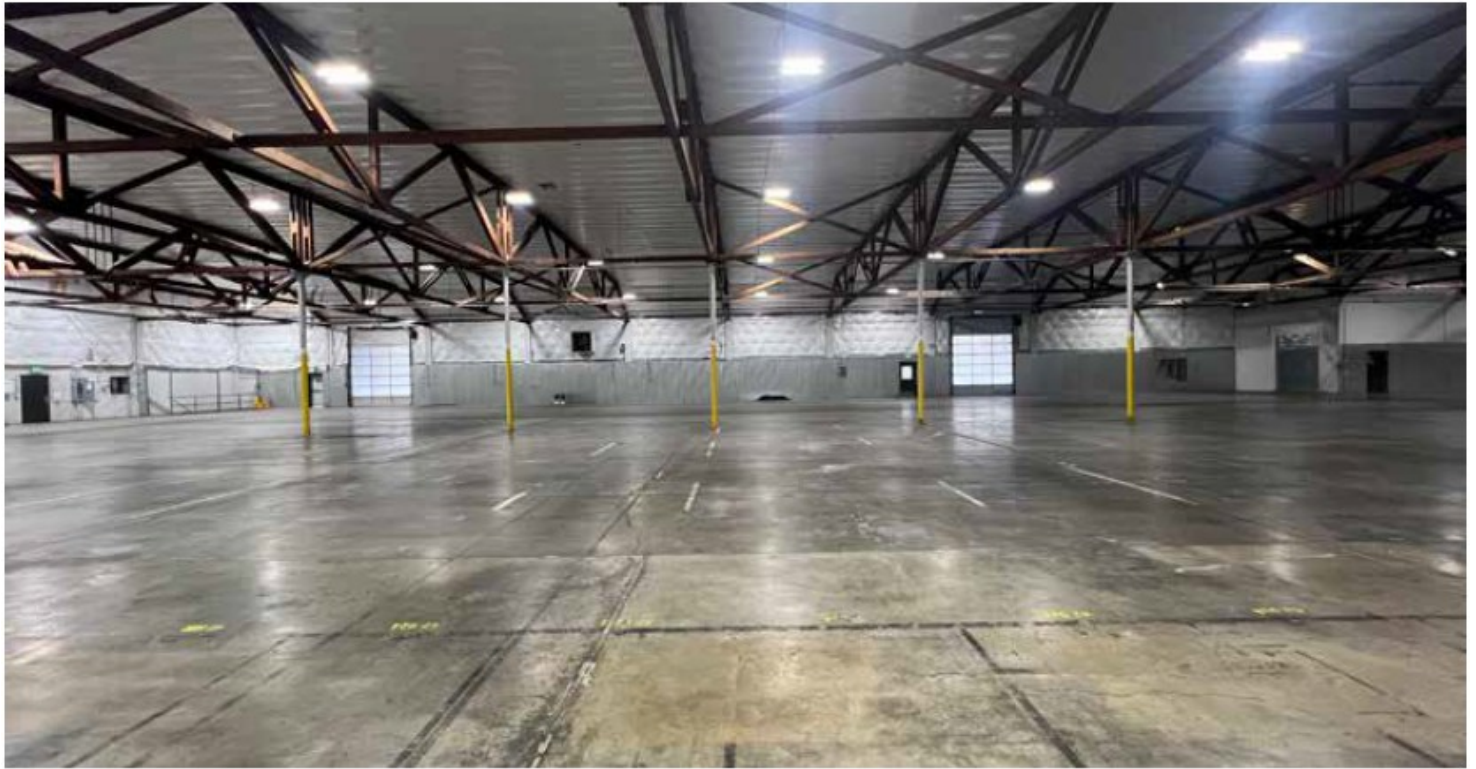
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