

# 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

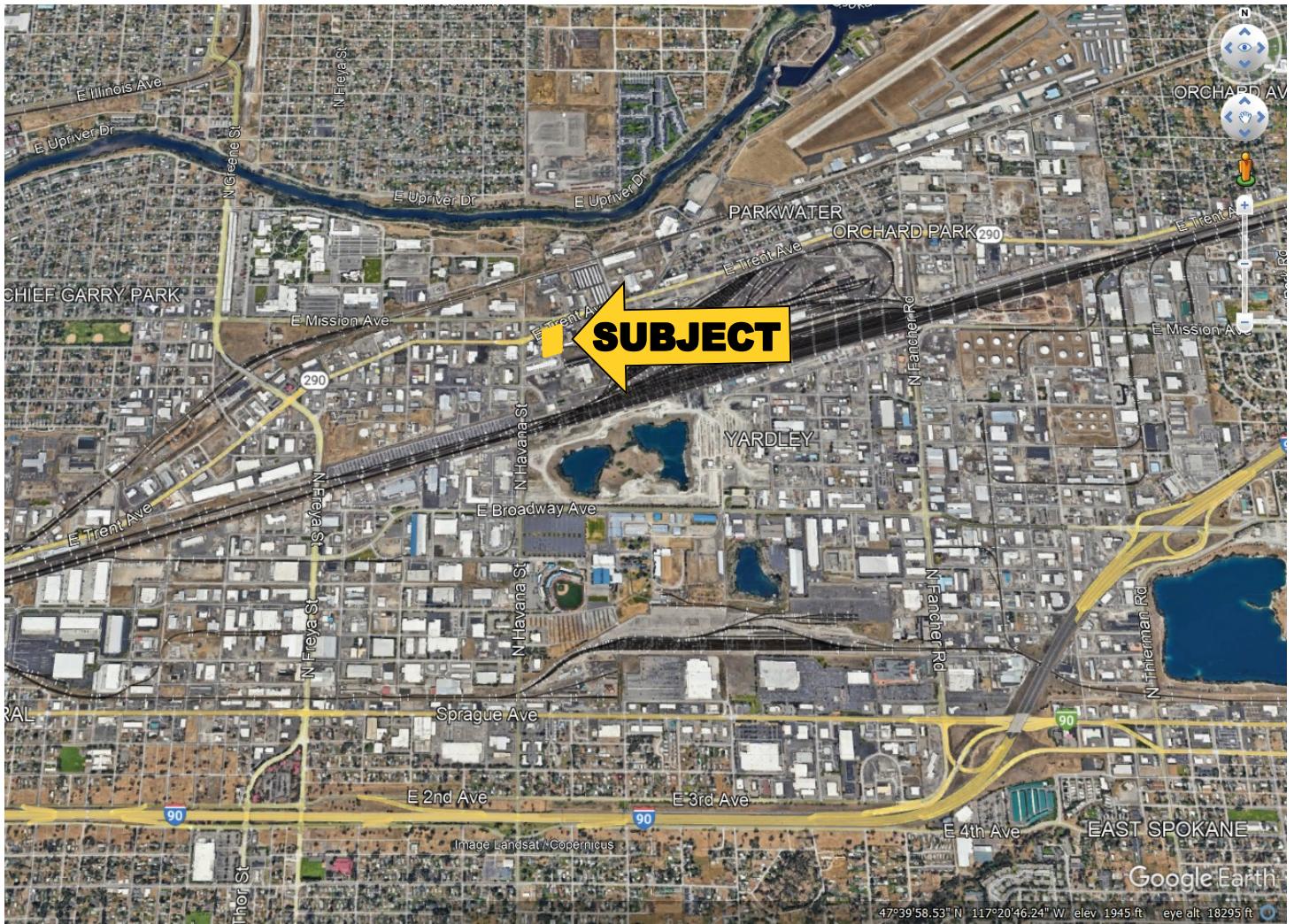
**KIEMLE**  
**HAGOON**

509.838.6541  
601 W. Main Avenue,  
Suite 400  
Spokane, WA 99201

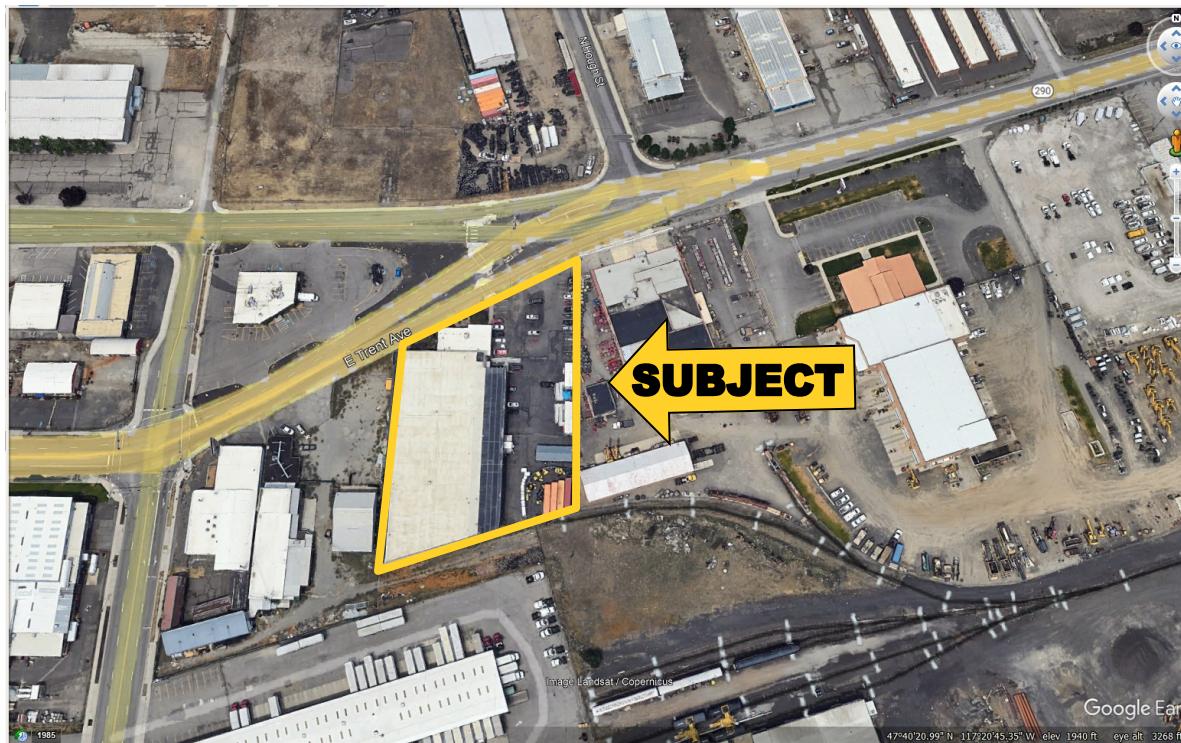
**Mark Lucas, SIOR** | 509.755.7524  
mlucas@kiemlehagood.com

**Tracy Lucas** | 509.755.7558  
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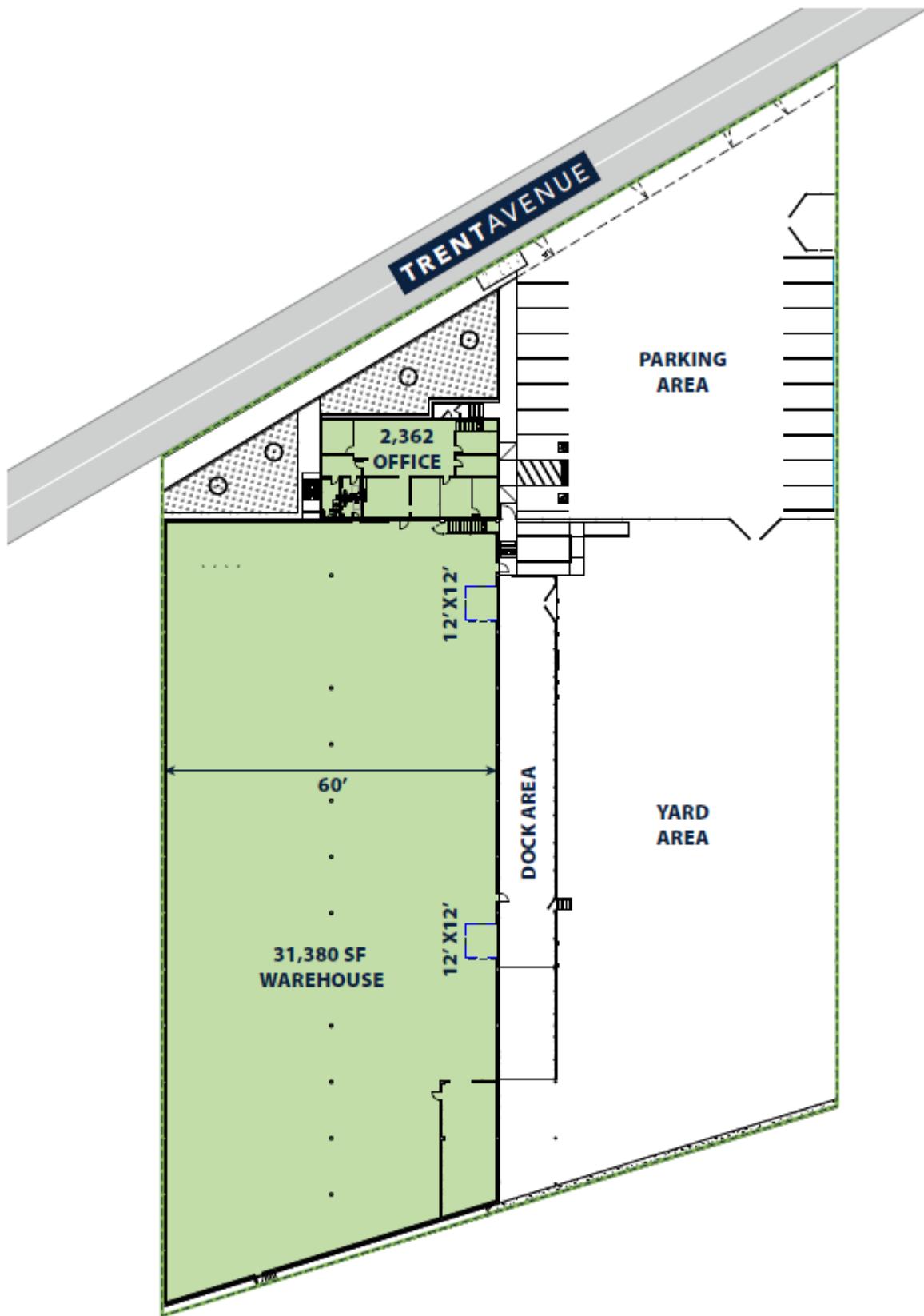


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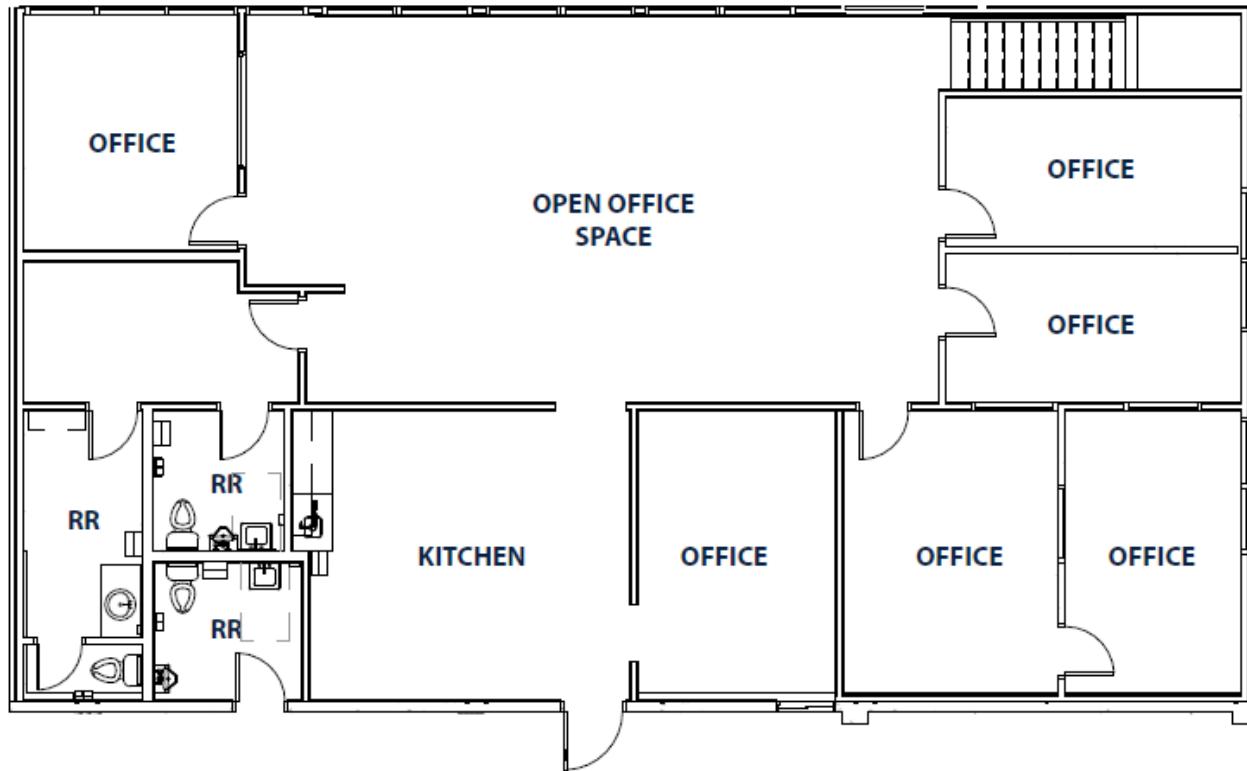
**Mark Lucas, SIOR** | 509.755.7524 or [mlucas@kiemlehagood.com](mailto:mlucas@kiemlehagood.com)

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**Main Floor Upper Office Plan**

**2,362 SF**

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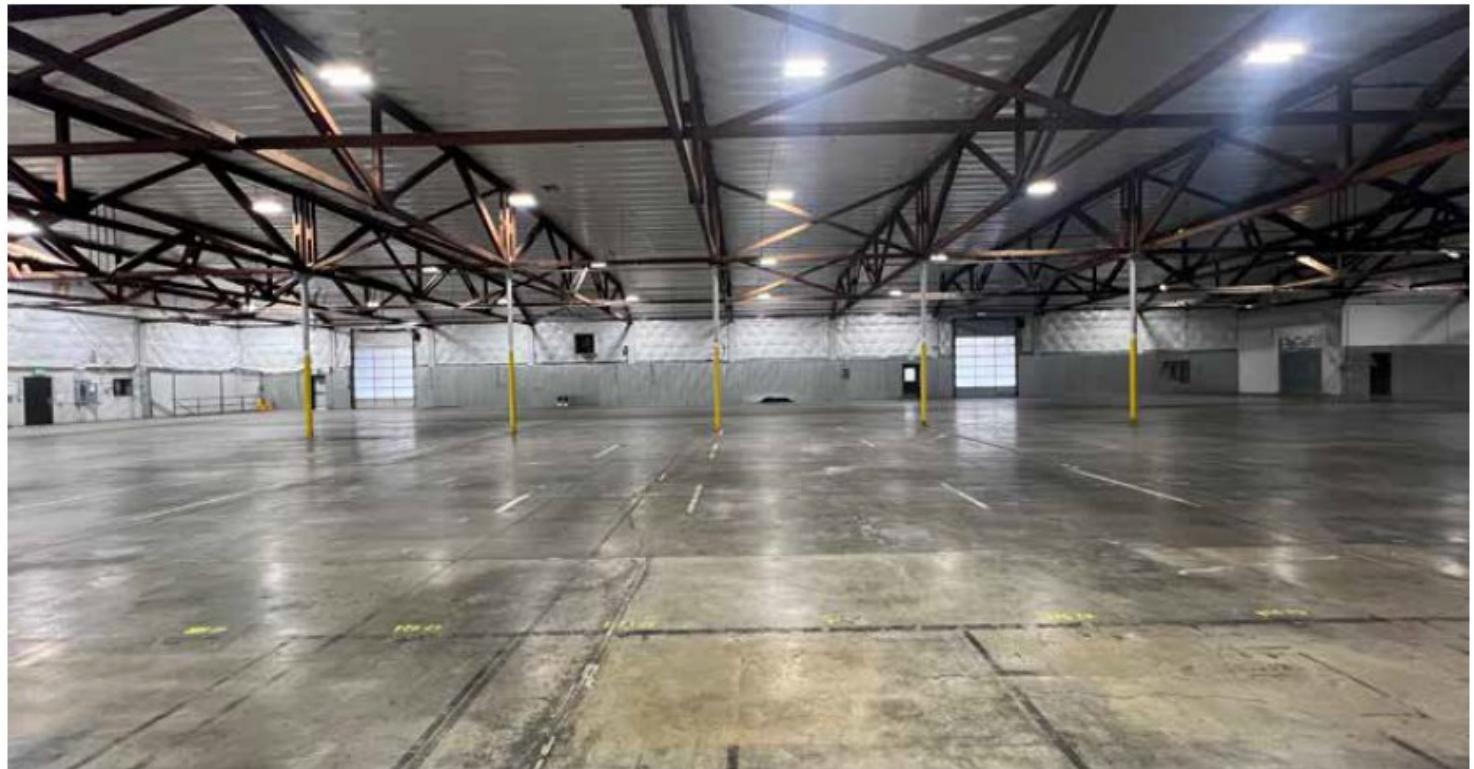
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