



**FOR LEASE**

# North Spokane Contractor Yard

**9200 N MARKET ST**

Spokane, WA 99217

**PRESENTED BY:**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$4,000/MO/NNN
BUILDING SIZE:	2,458 SF
LOT SIZE:	1.95 AC   85,040 SF
YEAR BUILT:	1988/2006
ZONING:	Heavy Industrial
TRAFFIC COUNT:	8,477 VPD
APN:	36222.9155
TAXES (2024):	\$3,150.81

## PROPERTY OVERVIEW

± 2 acres of fenced and graveled heavy industrial yard space in North Spokane on Market street with ± 240 feet of frontage. This level site contains ± 1,440 square feet of warehouse, and ± 1,018 square feet of office and storage space. Ideal for construction and contracting, trucking/tow company, equipment dealer.

## PROPERTY HIGHLIGHTS

- Close proximity US-395 North South Highway and easy access to other areas of Spokane
- Warehouse is 36' x 40' or 1,440 SF ± | One 12'x12' sliding door | Single Phase Power
- Wood frame warehouse Ceiling height 13' 6" to the bottom of the trusses
- Office 762 SF ± includes one half bathroom, small kitchen, open area, and three offices
- Small detached break room building is 256 SF ± has one half bathroom
- Market St Pole Signage
- **Available 08/01/2024** - Owner may leaseback a portion of the site

## AERIAL IMAGE



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## LOCATION MAP

