

**FOR LEASE**



**INDUSTRIAL SPACE**  
59,011 SF – 509,560 SF

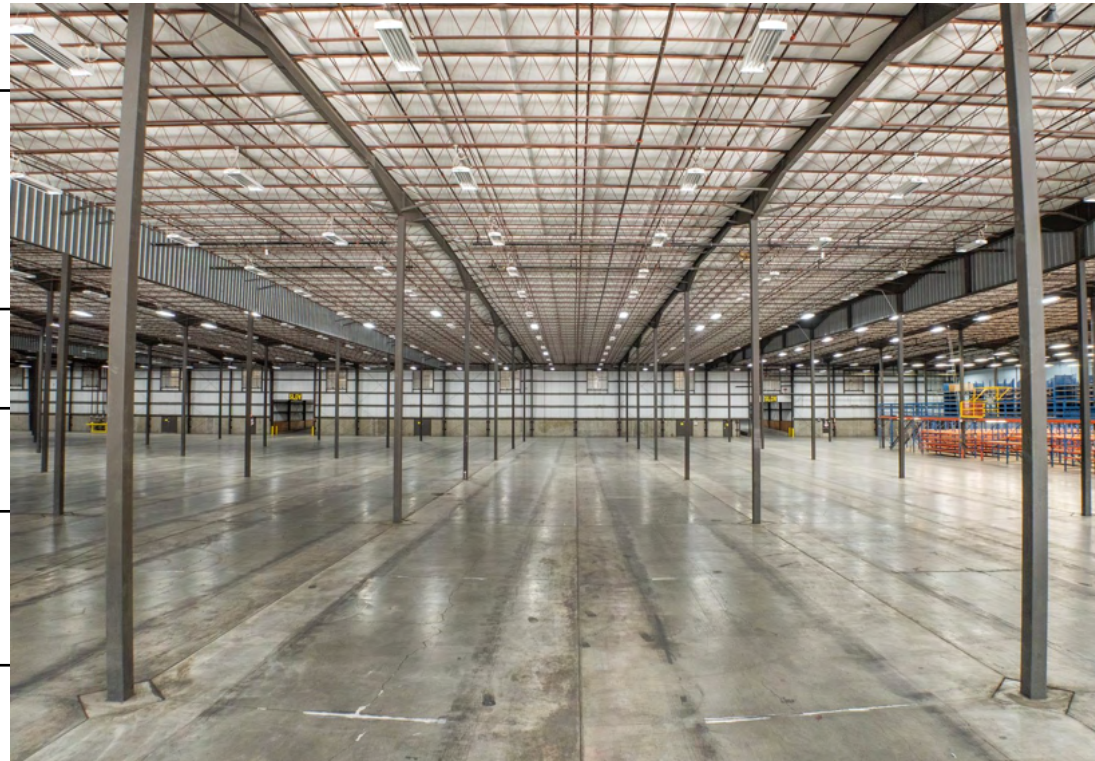
**10110** W. AERO ROAD,  
SPOKANE, WA 99004

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**Aerohold, LLC**

# LEASE SUMMARY

STARTING RENT	<b>\$0.59/SF NNN</b>
LEASABLE UNITS	<b>59,011 SF - 509,560 SF (11,200 SF Office Currently)</b>
POSSIBLE USES	<b>Warehouse Distribution Manufacturing R&amp;D</b>
STARTING CAM	<b>\$0.10/SF Single Tenant \$0.12/SF Multi Tenant</b>
LOT SIZE	<b>43.86 Acres</b>
YARD	<b>8.7 Acres</b>
POWER	<b>1200 Amps 277/480 V Currently, 3000 Amps Available (West Building)</b> <b>800 Amps 277/480 V Currently, 3000 Amps Available (East Building)</b>
COLUMN SPACING	<b>35' x 40'</b>
CLEAR HEIGHT	<b>25' - 26.6'</b>
LOADING	<b>40 Dock-High Doors 4 Drive-In Doors (Additional Dock-High and Drive-Ins Available)</b>
ZONING	<b>L-I</b>





**ADDITIONAL  
YARD  
8.7 Acres**

## PROPERTY OVERVIEW

- ✓ 59,011 - 509,560 SF Warehouse, Distribution, Manufacturing, R&D
- ✓ 11,200 SF Office Space
- ✓ HVAC in Office Area
- ✓ Gas Heaters in Warehouse
- ✓ ESFR Fire Sprinklered

- ✓ 8.7 Acres Yard
- ✓ 40 Dock-High and 4 Drive-In Doors (Additional Dock-High & Drive-In Doors Available)
- ✓ LED Lighting Throughout
- ✓ Located next to I-90, H-902 and Spokane International Airport

**IMPORTANT:** The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

**Aerohold, LLC**

# Possible Configuration



**EXISTING INFRASTRUCTURE**

**PROPOSED NEW INFRASTRUCTURE**

 Dock-High Overhead Door

 Dock-High Overhead Door

 Drive-In Overhead Door

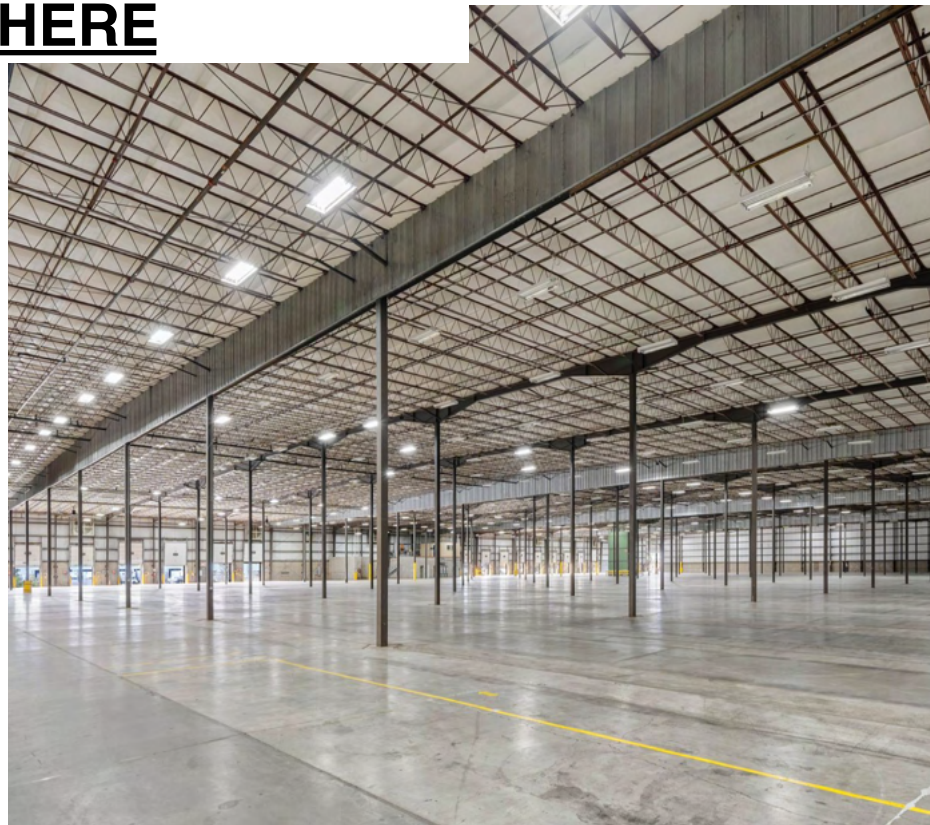
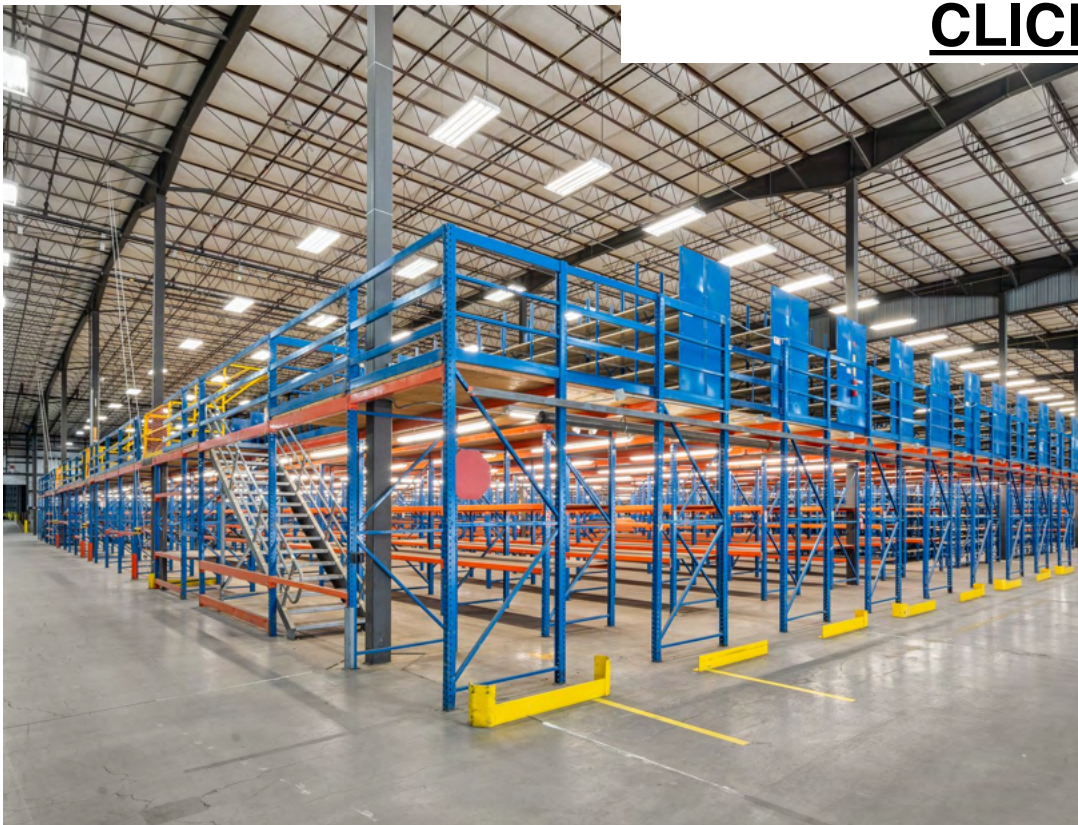
 Drive-In Overhead Door

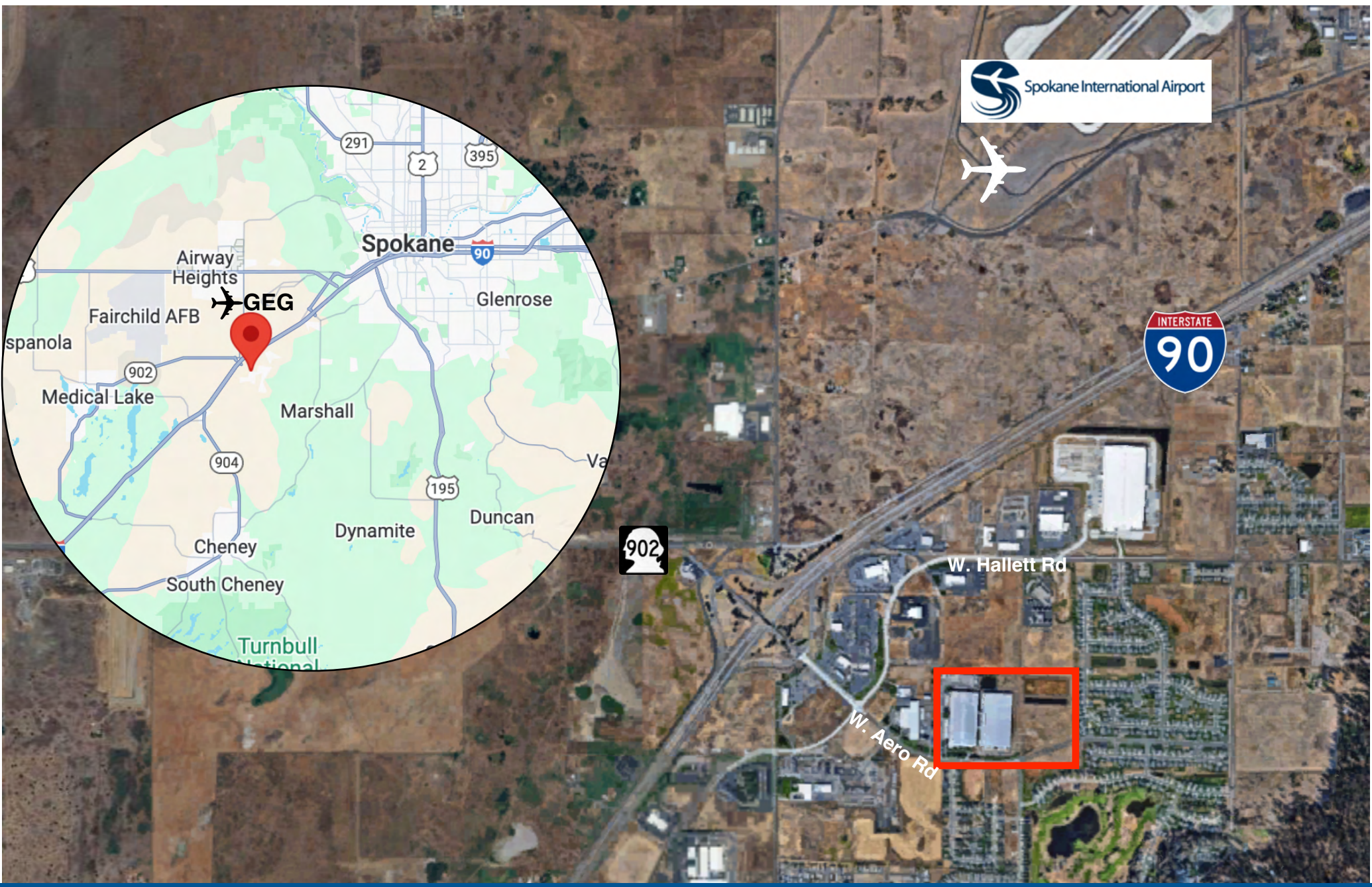
 Personnel Door

 Personnel Door



**Take a Virtual Tour**  
**CLICK HERE**





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