



**FOR LEASE**

# Thorpe Industrial Flex

**5807 W THORPE RD**

Spokane, WA 99224

**PRESENTED BY:**

**OMAR SADAOUI, CCIM**

O: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

**MATTHEW BYRD**

O: 509.499.9229

matt.byrd@svn.com

WA #44400

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	2,375 - 20,750 SF
<b>COMPLETION:</b>	Q4 2024
<b>LOADING:</b>	14-Foot
<b>CEILING HEIGHT:</b>	17-Foot
<b>ZONING:</b>	Light Industrial
<b>SUBMARKET:</b>	West Plains

## PROPERTY OVERVIEW

NEW: Class A Industrial Flex Business Park consisting of three buildings with contiguous spaces ranging from 2,500 SF up to 11,000 SF. The business park is located just West of Downtown Spokane on Thorpe Rd and features small bay warehouses, office, and secured yard space, ideal for a wide range of businesses.

## PROPERTY HIGHLIGHTS

- Convenient access to I-90, Geiger Exit, Downtown Spokane and Spokane International Airport
- Storefront doors, Building and Pylon Signage
- Office space and ADA restroom (250 SF) - Build to Suit options available
- Fenced and graveled yard space (1,350-1,650 SF) with paved surface parking
- Grade level doors 14'x14'

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# LEASE SPACES



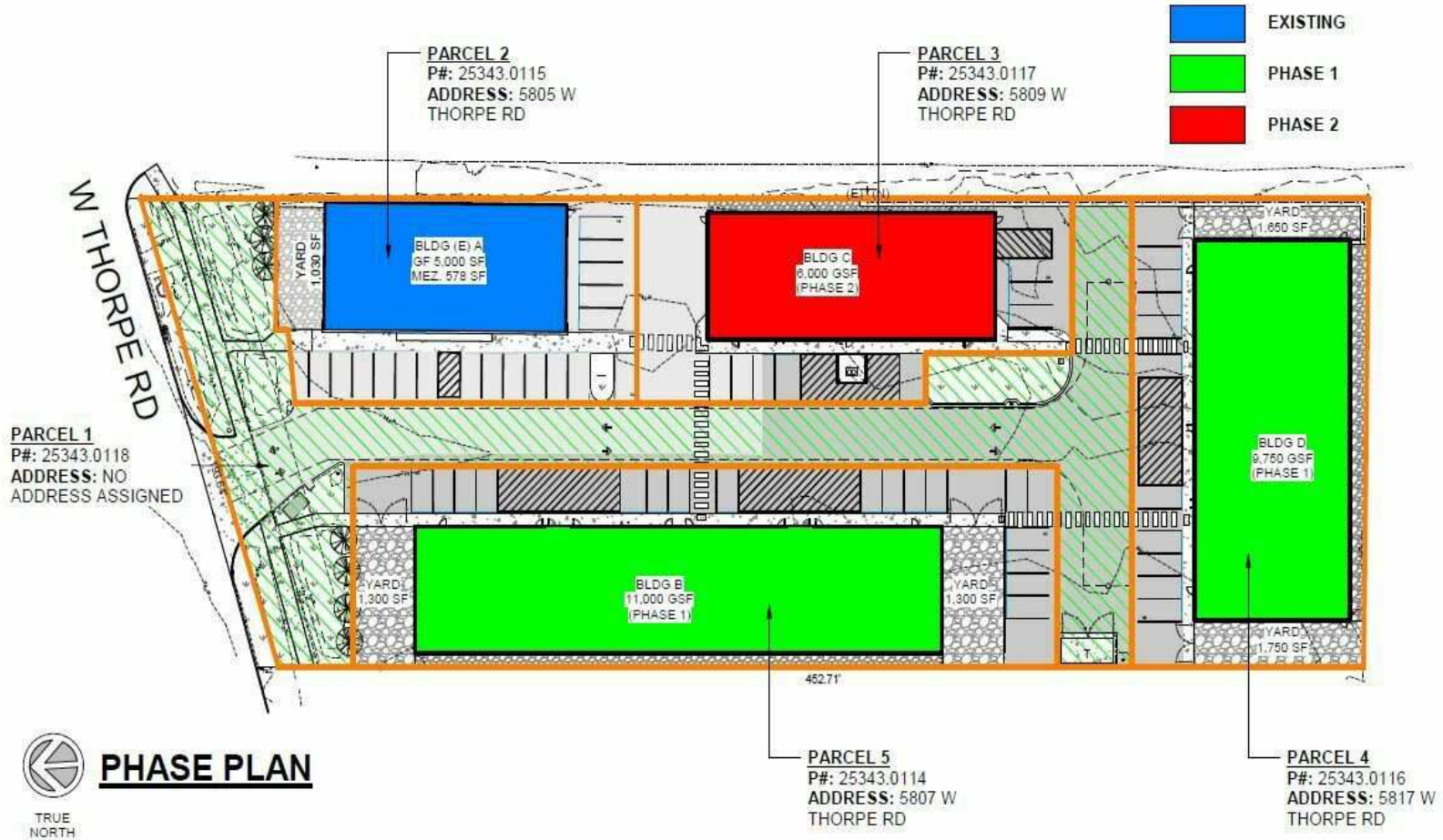
## AVAILABLE SPACES

	SUITE	STATUS	SIZE (SF)	LEASE TYPE	LEASE RATE
■	B1-B4	Available	3,000 - 11,000 SF	NNN	\$16.00 SF/yr
■	B2-B3	Available	2,500 - 11,000 SF	NNN	\$16.00 SF/yr
■	D1-D2	Available	4,875 - 9,750 SF	NNN	\$16.00 SF/yr

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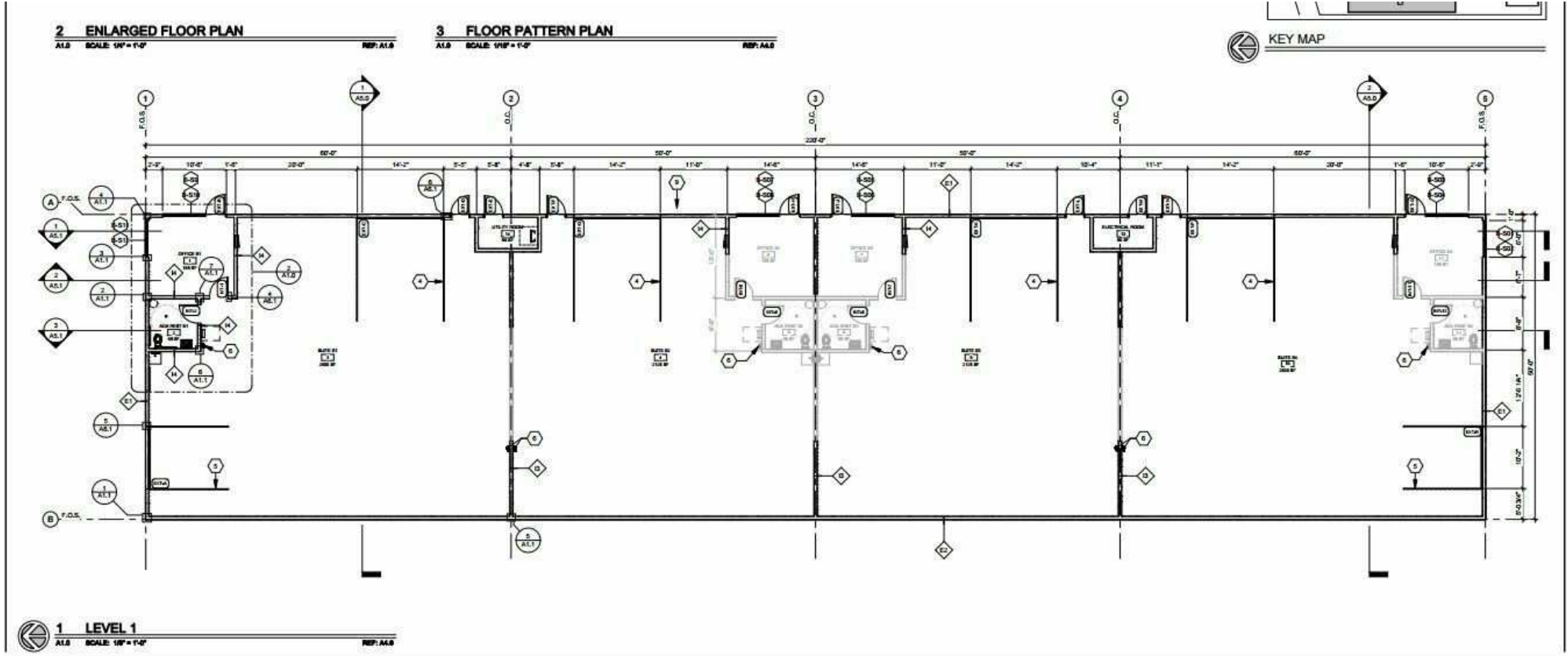
# SITE PLAN



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# FLOOR PLAN



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# AERIAL MAP



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