



**PRICE REDUCED!**



**FOR SUB-LEASE**

Easy Access to I-90

Office/Warehouse Space  
**\$995 per Month + NNN**

Industrial Zoning

**2224 N LOCUST RD  
BAY 2**

Parcel # 45083.0171  
& 45083.0164

**+/- 1,742 SF**

**CONTACT**

US NOW



Doug Byrd 509.216.6575



Doug@ByrdRealEstateGroup.com



1912 N Division, Ste 201  
Spokane WA 99207

- +/- 1,435 SF WAREHOUSE
- +/- 307 SF OFFICE
- 3-PHASE: 208 V/200 AMP
- GRADE LEVEL OHD: 12'W X 14'H
- HEAT IN WAREHOUSE: F.A.G.
- VERY CLEAN & SECURE
- **LEASE EXPIRES 8.31.25**

[www.ByrdRealEstateGroup.com](http://www.ByrdRealEstateGroup.com)

**PRODUCING PROPERTY SOLUTIONS**

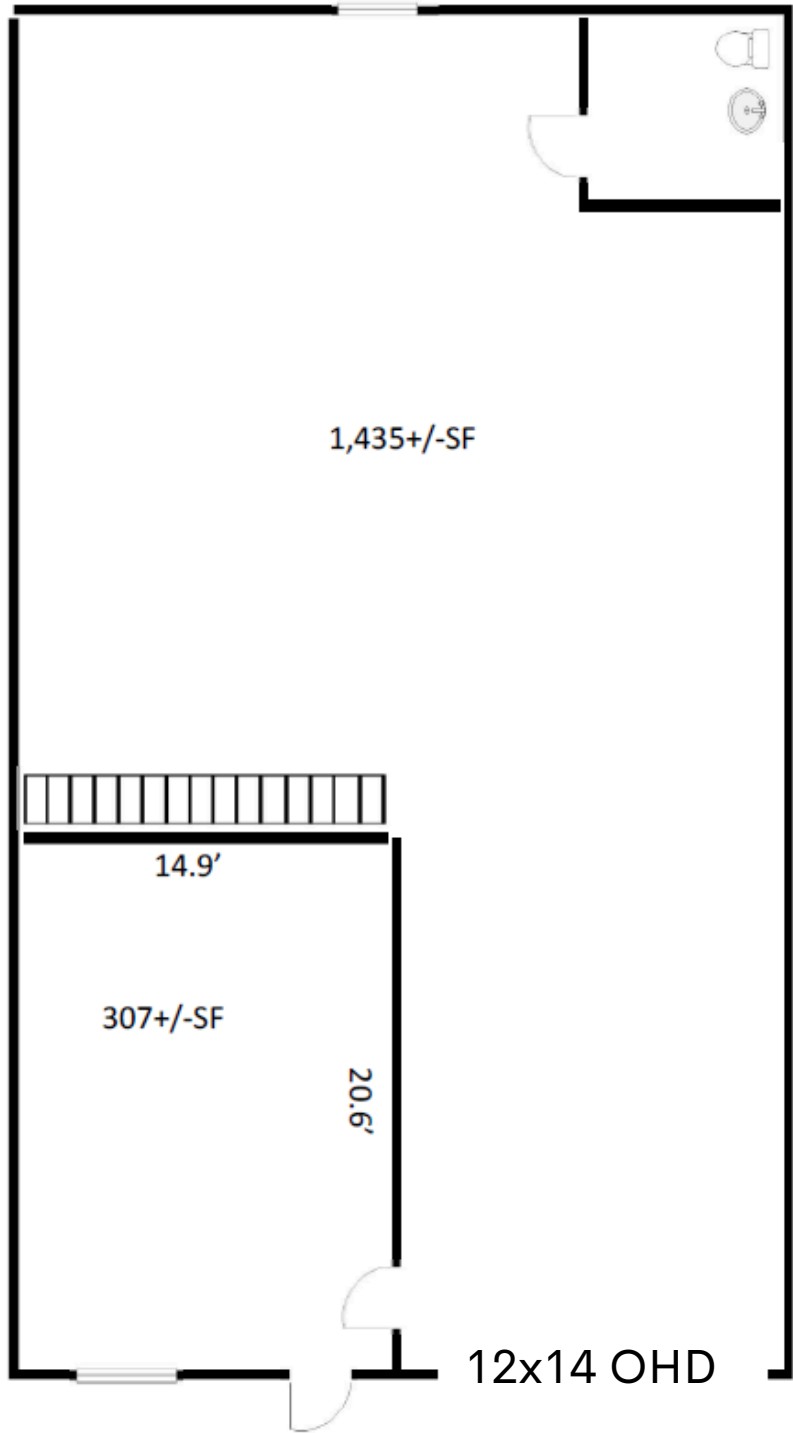
All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.



# 2224 N LOCUST RD.

28.7'


## Floorplan



## CONTACT US NOW

 Doug Byrd 509.216.6575

 Doug@ByrdRealEstateGroup.com

 1912 N Division, Ste 201  
Spokane WA 99207

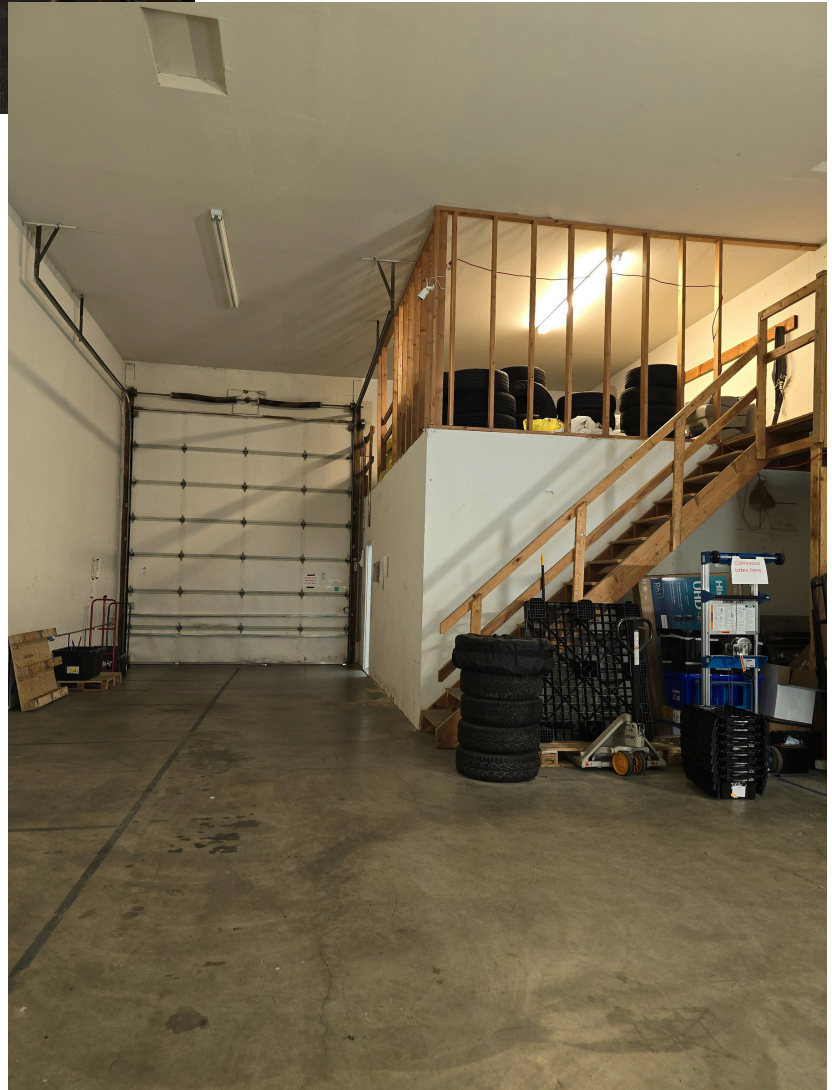
[www.ByrdRealEstateGroup.com](http://www.ByrdRealEstateGroup.com)

**PRODUCING PROPERTY SOLUTIONS**

All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.



Office



Warehouse

## CONTACT

US NOW



Doug Byrd 509.216.6575



Doug@ByrdRealEstateGroup.com



1912 N Division, Ste 201  
Spokane WA 99207





## CONTACT

US NOW



Doug Byrd 509.216.6575



Doug@ByrdRealEstateGroup.com



1912 N Division, Ste 201  
Spokane WA 99207

