



Easy Access to I-90

Office/Warehouse Space  
**\$4,000 + NNN**

Industrial Zoning

**2224 N LOCUST RD  
BAY 6 & 7**

Parcel # 45083.0171  
& 45083.0164

**+/- 4,335 SF**

*Available September 1, 2025*

## CONTACT

US NOW



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1912 N Division, Ste 201  
Spokane WA 99207

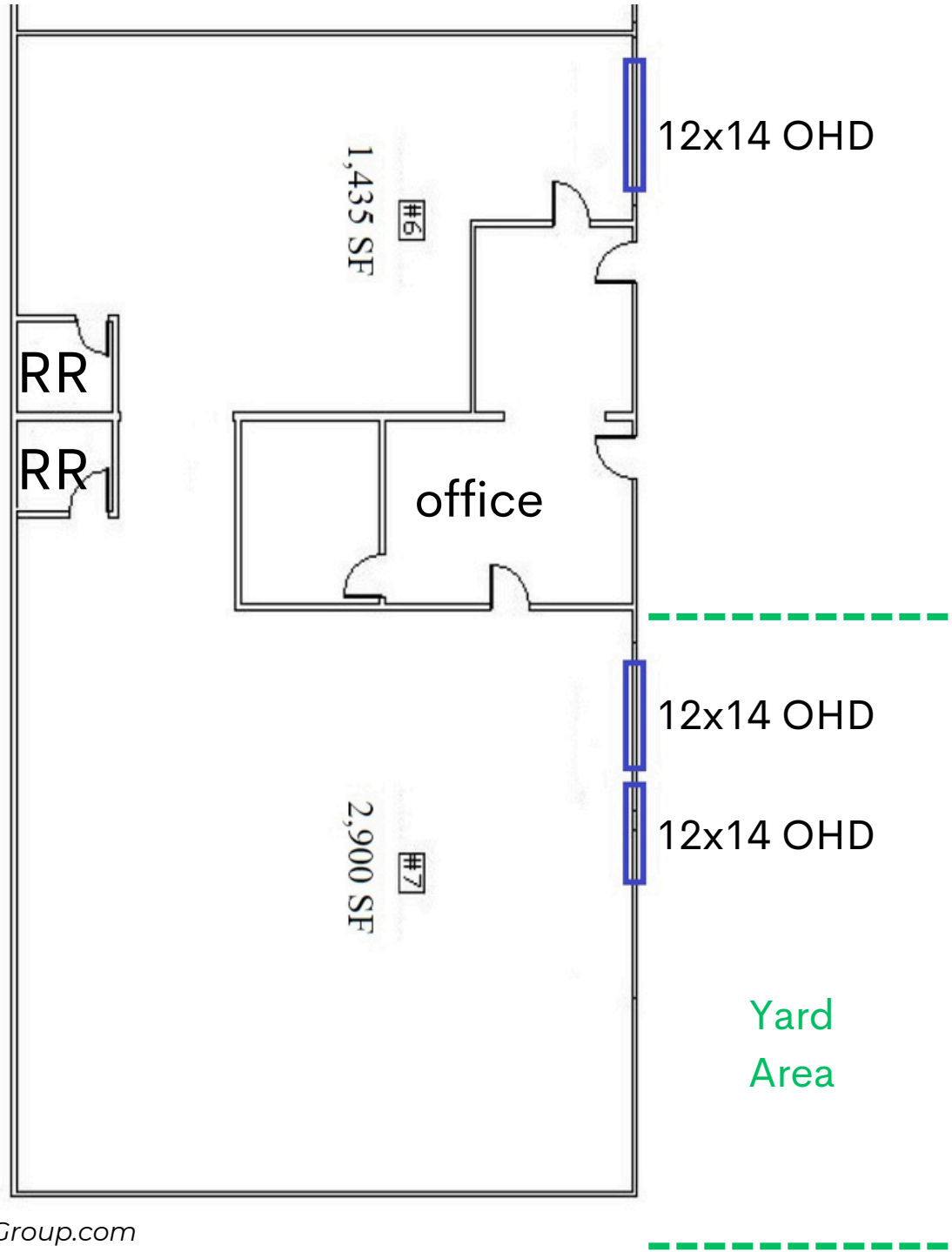
- +/- 3,494 SF WAREHOUSE
- +/- 841 SF OFFICE
- +/- 841 SF MEZZANINE STORAGE
- +/- 3,800 SF FENCED YARD
- 3-PHASE: 208 V/200 AMP
- 3 - OHD: 12'W X 14'H
- HEAT IN WAREHOUSE: F.A.G.
- VERY CLEAN & SECURE

[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.

## Floorplan



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