

For Lease

# Industrial/Retail

# NAI Black



## 5216 E Broadway Avenue

Spokane Valley, Washington 99212

### Property Description

Space Available: 4,000 to 13,927± SF

- Clear Span Steel Frame
  - Peak Height 26'
  - Eave Height 16'
- Slab on Grade
- Units individually metered: 250 Amp, 120/208V, 3-Phse
- Option to combine Units 1 & 3, or both, to middle Unit 2.
  - Includes a 50' X 18' Horizontal Insulated Bi-Fold OHD.

Unit #1: 4,000 to 6,000 SF.

- Ground Level: 4,000 SF
- Dimensions: 80' X 50'
- Mezzanine (Option): 2,000 SF
- Double Door Entry.
- Man Door (2nd Entry).
- OHD (12' X 14').

Unit #3: 4,927 SF.

- Ground Level: 4,000 SF
- Dimensions: 80' X 50'
- Mezzanine: 927 SF
- 2-Man Doors
- OHD (12' X 14')
- OHD (8' X 7')
- ADA Restroom
- 2-UH's

Parcel No.: 35144.0301

Zoning: Industrial (I-2)



For more information

**Mark C. McLees**

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[mmclees@naiblack.com](mailto:mmclees@naiblack.com)

**Lease Rate: \$1.20 SF/month (NNN)**

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## Industrial/Retail

NA Black

Sher Rd

Mission Ave

# YARDLEY



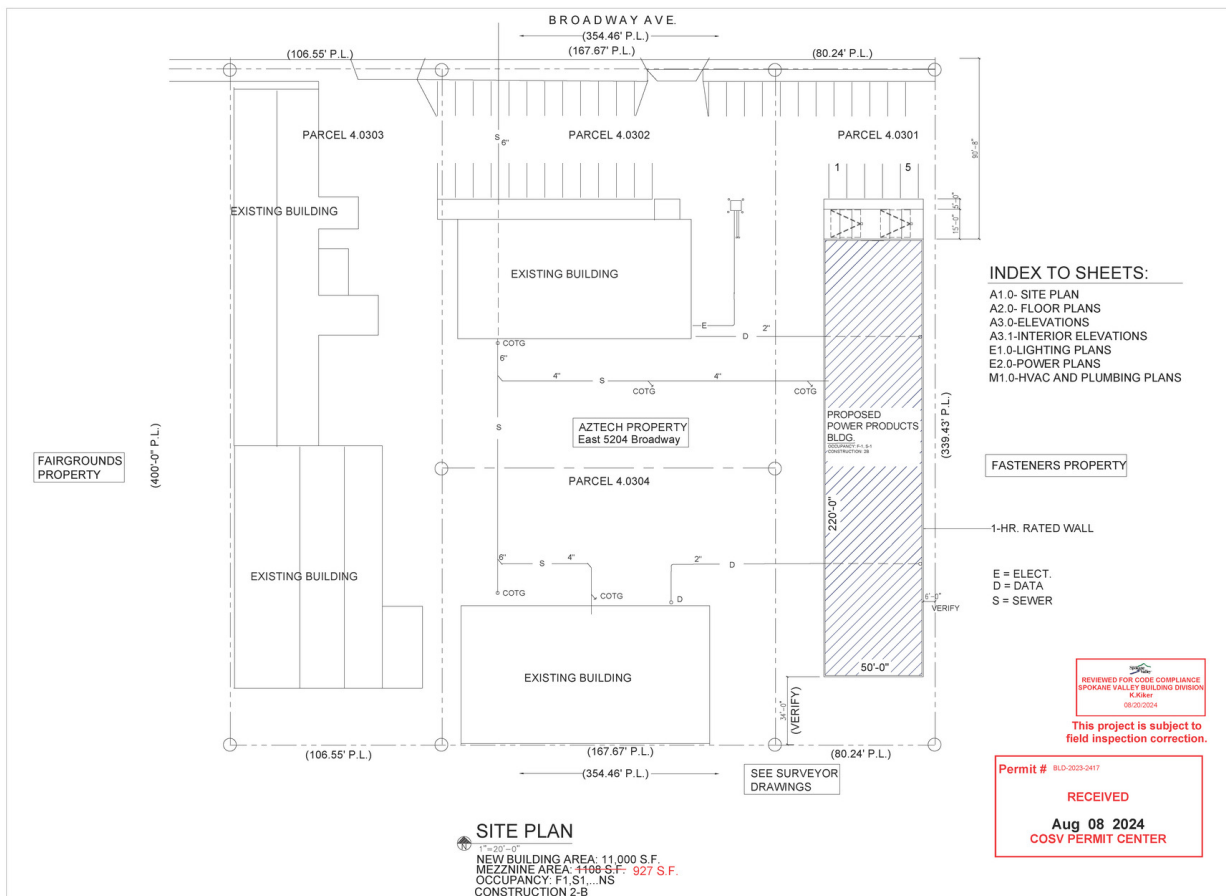
**E Broadway Ave**

**Sprague Ave**

**E 2nd Ave**

**E 3rd Ave**

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Dallas, TX 75244  
Phone 857-88-9461



**SITE PLAN**  
POWER PRODUCTS BLDG.  
EAST 5204 BROADWAY  
SPOKANE VALLEY, WA

1334  
REGISTERED ARCHITECT  
*James McArthur*  
JAMES MCARTHUR  
STATE OF WASHINGTON

DATE: 11-4-2023

PROJECT:

DRAWN BY: JM

SHEET NO. 110

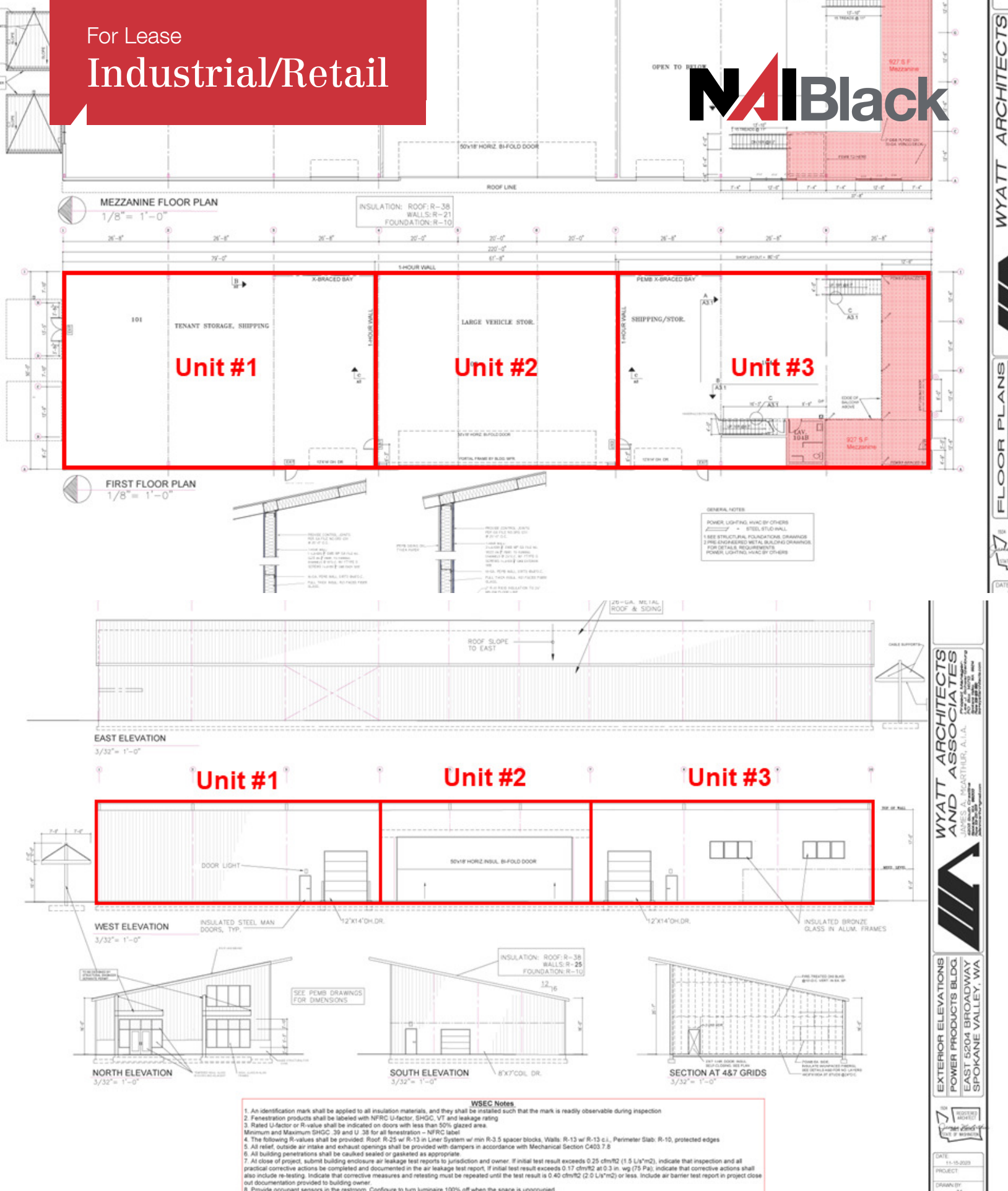
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