

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-Phase
- 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)

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



For more information

**Mark C. McLees**

O: 509 622 3554

mmclees@naiblack.com

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By mail: Commercial Brokers Association Attn: DMCA Designated Agent | 12131 113th Ave NE Suite 101 | Kirkland, WA 98034

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For Lease

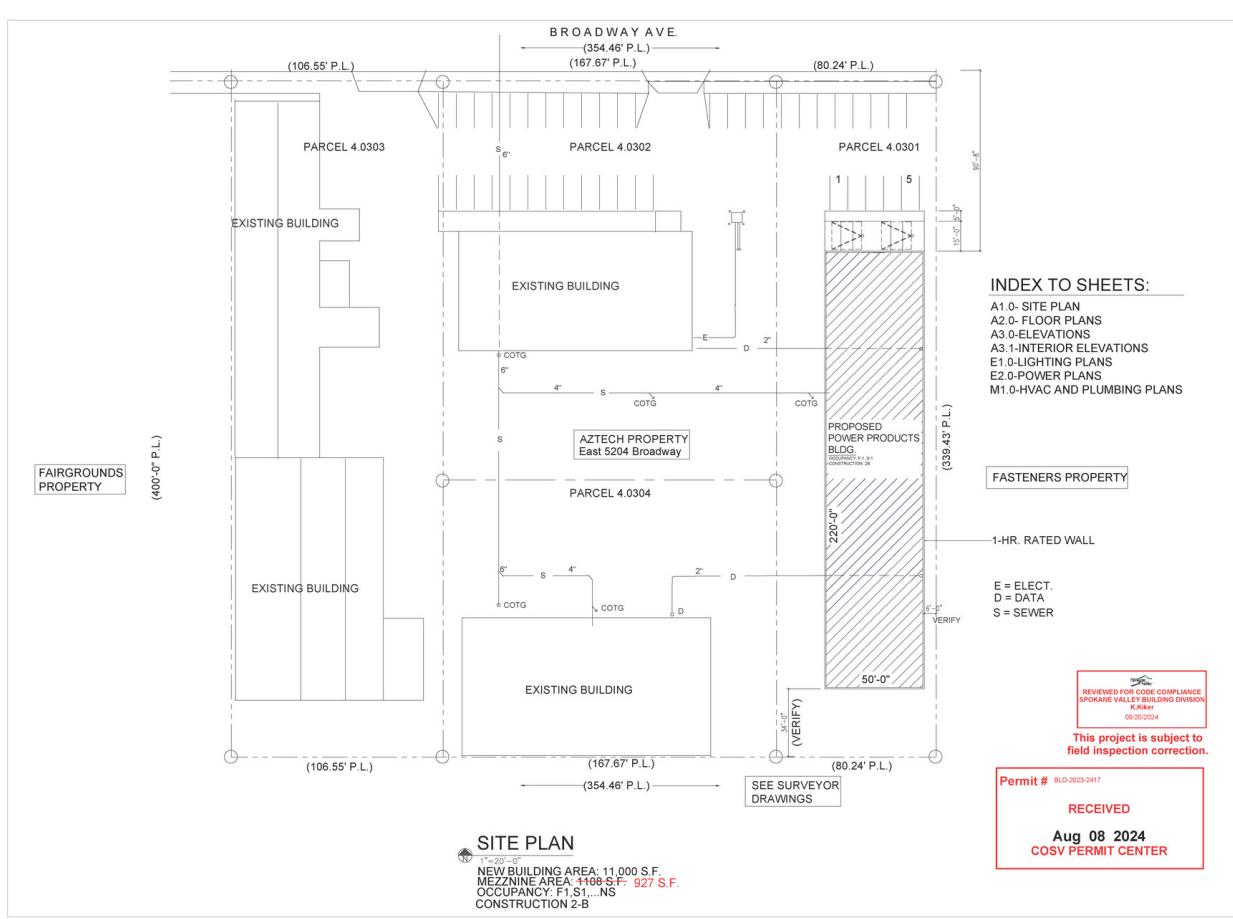
# Industrial/Retail

NiFancher Rd NAI Black E Mission Ave



Google

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|  |  |
|--|--|
| <b>WYATT ARCHITECTS AND ASSOCIATES</b>             |  |
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| 112131 113th Ave NE Suite 101   Kirkland, WA 98034 |  |
| www.wyattarchitects.com                            |  |
| <b>PLAN</b>  |  |
| EAST 5204 BROADWAY                                 |  |
| POWER PRODUCTS BLDG.                               |  |
| SPOKANE VALLEY, WA                                 |  |
| SPOKANE VALLEY, WA                                 |  |
| PROJECT  |  |
| DRAWN BY: JM                                       |  |
| SHEET NO. A10                                      |  |
| DATE: 11-4-2023                                    |  |

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By e-mail: [mayleycommercial@comcast.net](mailto:mayleycommercial@comcast.net) | Subject: DMCA Copyright Concern

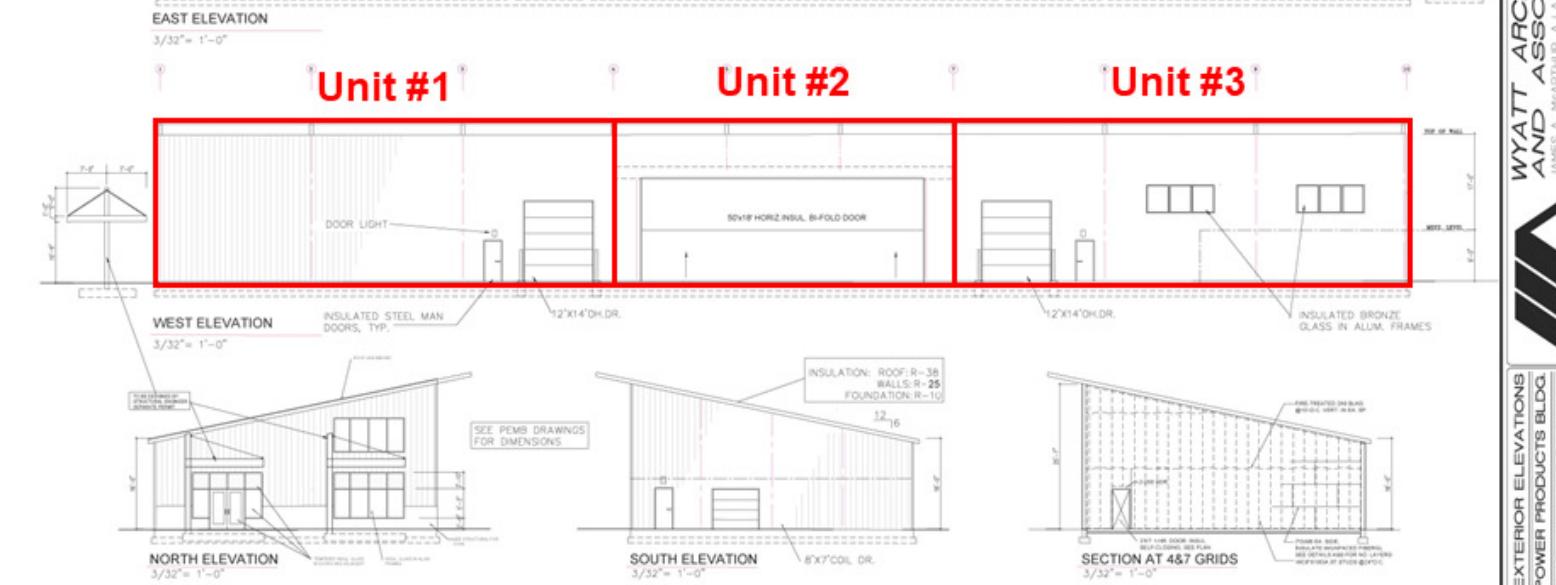
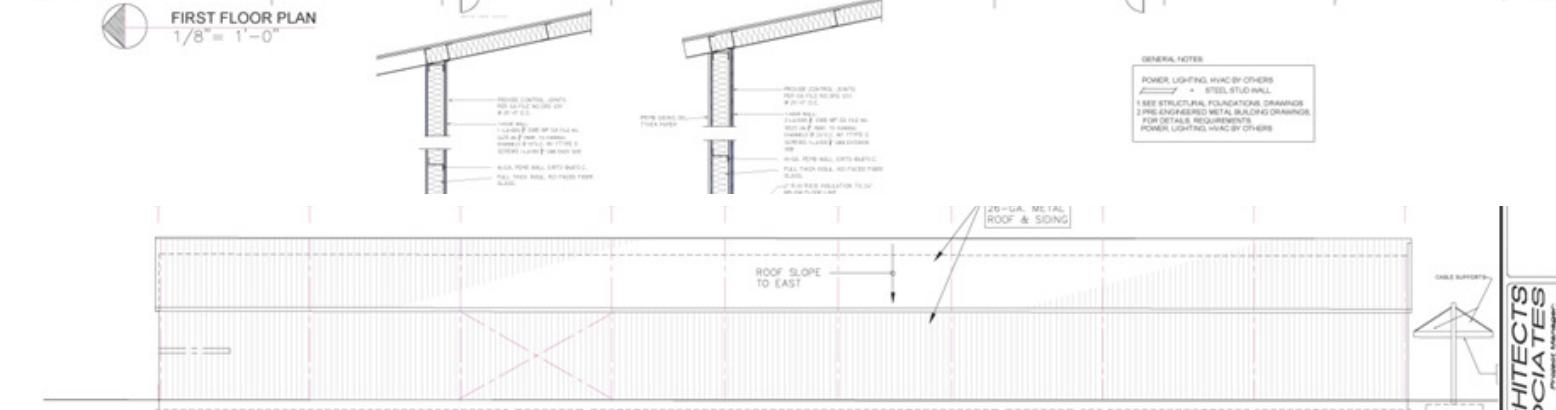
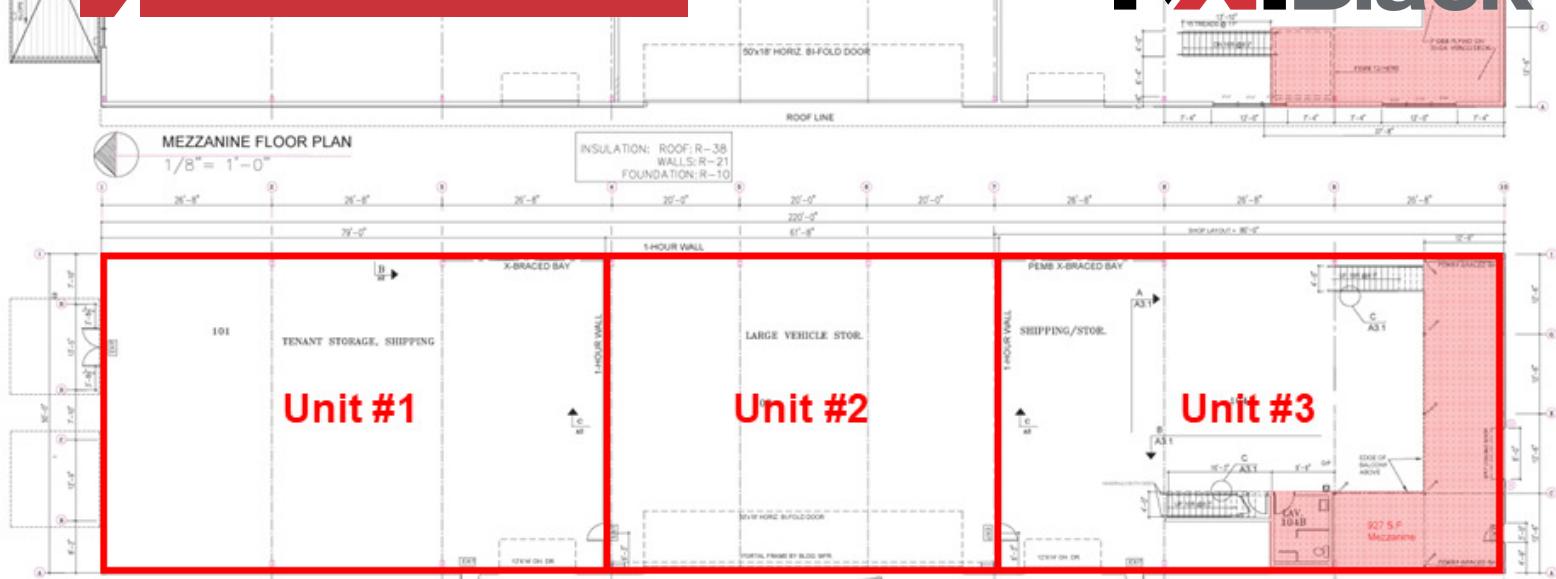
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**WSEC Notes.**

- An identification mark shall be applied to all insulation materials, and they shall be installed such that the mark is readily observable during inspection. Fenestration areas shall be marked with NFRC U-factor, SHGC, and leakage rating.
- Final U-factor or R-value shall be indicated on all insulation.
- Minimum and Maximum SHGC: 39 and U-38 for all fenestration - NFRC later.
- The following R-values shall be provided: Roof: R-25 and R-13 in Liner System w/ min. R-3.5 spacer blocks. Walls: R-13 w/ R-13 c.i., Perimeter Slab: R-10, protected edges.
- All relief, outside air intake and exhaust openings shall be provided with dampers in accordance with Mechanical Section C403.7.
- All building penetrations shall be caulked, sealed or gasketed as appropriate.
- At close of project, submit building envelope air leakage test reports to jurisdiction and owner. If initial test result exceeds 0.25 cfm/100 ( $1.5 \text{ L/s}^2/\text{m}^2$ ), indicate that inspection and all preparatory actions have been completed and documented. If air leakage test report, if initial test result exceeds 0.17 cfm/100 at 0.3 in. wg (75 Pa), indicate that corrective actions shall also include re-testing. Indicate that corrective measures and retesting may be repeated until the test result is 0.40 cfm/100 ( $2.0 \text{ L/s}^2/\text{m}^2$ ) or less. Include air barrier test report in project close out documentation provided to building owner.
- Provide occupant sensors in the restroom. Configure to turn luminaire 100% off when the space is unoccupied.

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WYATT ARCHITECTS  
FLOOR PLANS

WYATT ARCHITECTS  
AND ASSOCIATES  
JAMES A. MCARTHUR, A.I.A.  
Project Manager  
Principal  
Architect  
LEED AP  
Sustainable Design  
Energy Efficient  
Green Building  
LEED Accredited  
LEED AP  
Sustainable Design  
Energy Efficient  
Green Building

EXTERIOR ELEVATIONS  
POWER PRODUCTS BLDG.  
EAST 5204 BROADWAY  
SPOKANE VALLEY, WA

ROSTER  
PROJECT  
DATE  
11-15-2023  
PROJECT  
DRAWING

DATE  
11-15-2023  
PROJECT  
DRAWING