

#### Site Details

LOCATION: Great Spokane Valley location near the NEC of Dollar Road and

Trent Avenue between Fancher Road and Park Road. This location offers good exposure to approximately ±21,900 vehicles per day (City of Spokane Valley 2023 Traffic Count) and convenient access to city of Spokane, North Spokane Corridor

and I-90.

**SITE:**  $\pm 39,960$  total SF; a portion of parcel numbers: 35123.2004,

.2006, and .2008; can be leased together or separately

Lot 2: ±10,075 SF Lot 3: ±20,700 SF Lot 4: ± 9,185 SF

**ZONING:** I, Industrial per City of Spokane Valley

**IMPROVEMENTS:** Fenced with 6' high cyclone fencing with two (2), 24' wide gates.

Graded and compacted with 6" of regrind material

**LEASE PRICE:** 7.4¢/Month/Gross.

See attached Site Plan for available areas. If temporary fencing is required by the tenant to demise the areas, installation and

removal shall be at Tenant's expense.

**AVAILABLE:** Immediately

**NOTE:** Owners are Washington State Licensed Real Estate Brokers

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#### **VILLAGE SQUARE REALTY**

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## All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors omissions or withdrawals of this offering without notice. 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. 12/11/25/tp. Jr. BROKERSLUCAS DOCS/FLYERS/Trent E 6501 Phase 2.PUB

## FENCED STORAGE DISPLAY LOT

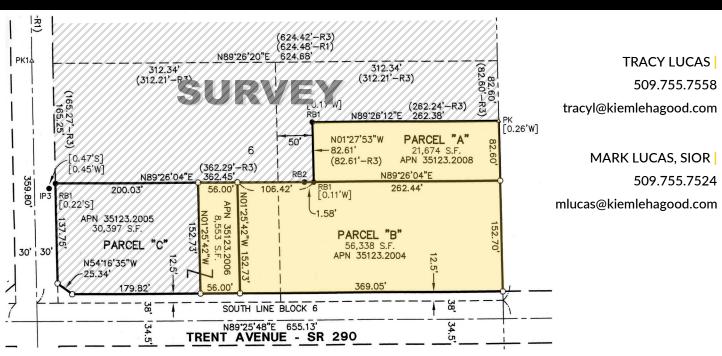
6615 & 6623 E. Trent Ave., Spokane Valley, WA 99212 Lots 2, 3 & 4







### Fenced Yard 6615 & 6623 E. Trent Ave., Spokane Valley, WA 99212



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# **SITE PLAN**

#### 6515 & 6623 E. Trent Avenue Spokane Valley, WA 99212

152.73 THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS. ±22,000 SF COMMON GATE 82.61 GATE ±77' 6'H CYCLONE LOT 2 ±10,075 SF COMMON YARD AREA LOT 3 ±20,700 SF SITE 262. .24 ±65' ±100' LOT 4 ±9,185 SF +167 235.30 PROP. T CORNER YP.

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