

FOR LEASE

Industrial Yard Shop & Office

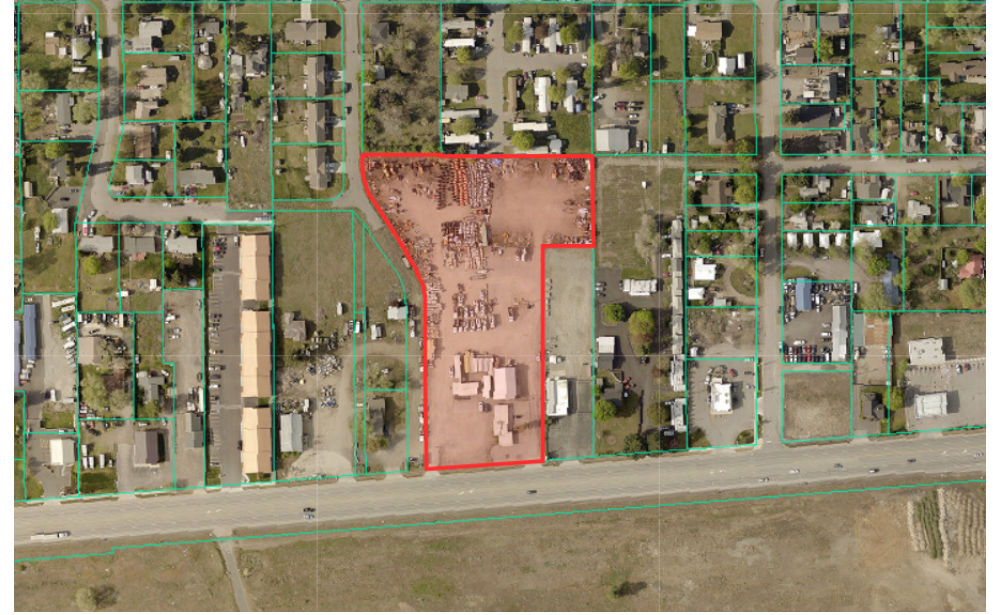
13521 E TRENT AVE
Spokane Valley, WA 99216

LISTING CONTACT:

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE ± 2 AC:	\$9,500/mo NNN
LEASE RATE ± 4 AC:	\$17,500/mo NNN
BUILDING SIZE:	± 6,156 SF
LOT SIZE:	4.06 AC ± 176,885
ZONING:	Industrial Mixed Use
SUBMARKET:	Spokane Valley
APN:	45031.3207
2026 RE TAXES:	\$21,574.55

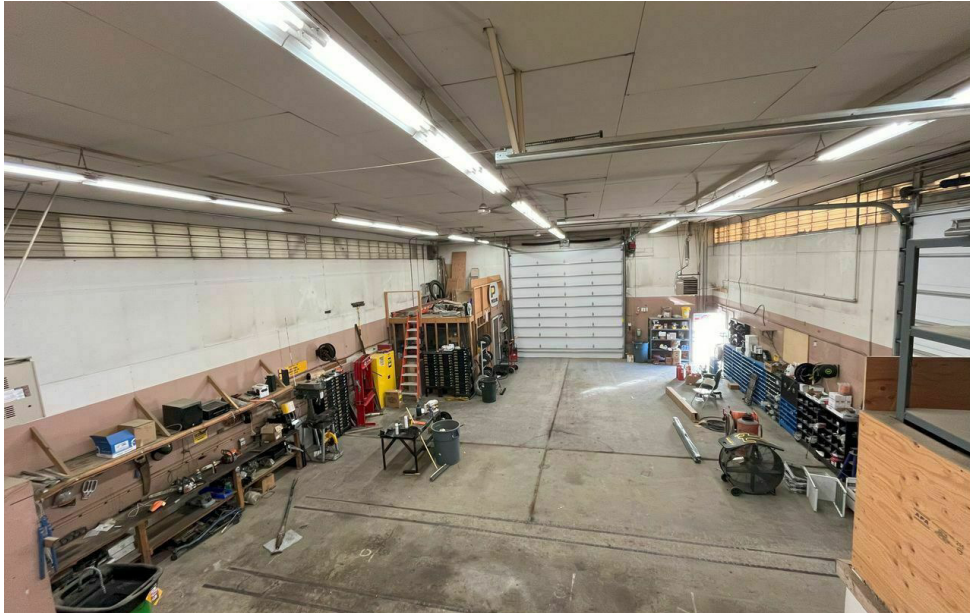
PROPERTY OVERVIEW

13521 E Trent Ave offers 4.06 acres of secured, graveled yard with ± 6,156 SF of warehouse and office improvements across three buildings. The site is configured for contractors, fleet operators, and field services companies requiring yard storage, equipment staging, and operational office space. Three-phase power, dual gated access off E Trent Ave, and Industrial Mixed Use zoning support a range of heavy operational uses. Available in its entirety or divisible to ± 2 acres for multiple tenants.

PROPERTY HIGHLIGHTS

- 4.06-acre secured, graveled yard | divisible to ± 2 acres
- Fully fenced and gated | dual access off E Trent Ave (± 24,000 VPD)
- Warehouse: ± 2,400 SF | 18' clear | two grade-level doors
- Office: ± 3,756 SF split across two buildings
- Minutes to I-90 and Spokane Business & Industrial Park
- Landlord open to site improvements for qualified tenants

INTERIOR PHOTOS



SITE PHOTO



LOCATION MAP

