

**1711 E. Trent
Spokane, WA 99202**

Ideal Contractor Operations HQ

Light Industrial Property featuring...

**Secure Fenced Yard
Covered Fleet Parking
Warehouse/Shop Space
Office + Garage
High-Visibility Pylon Signage
Near I-90 & Downtown**

- Rentable Area = $\pm 6,811$ SF**
- Zoning = Light Industrial**
- Available = 2/1/2026**
- \$4,200/Month/NNN**
 - **Base Rent = $\sim \$7.40/\text{SF/YR}$ ($\$4,200/\text{mo}$)**
 - **Tax & Ins. = $\sim \$1.03/\text{SF/YR}$ ($\sim \$584/\text{mo}$)**
 - Tenant separately responsible for gas, electric, water, sewer, garbage.



FOR LEASE

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Property Description

Centrally located light-industrial property offers a rare combination of office, warehouse, covered fleet parking, garage, & secure paved yard w/ electric gate. Easily accessible storage space in basement and warehouse mezzanine bring total usable space to 8,800+ SF! A true operations headquarters for storing equipment securely, dispatching crews efficiently, and maintaining a professional office presence in a highly visible location on E. Trent, near I-90 & downtown, with pylon signage!

Property Features

- **Total Site Area = ±17,548 SF** (0.4 Acres)
- **Parking = ±17** (10 Uncovered along Trent, 7 Covered under Structure)
- **Total Improvements = ±6,811 SF**
 1. **Main Office Building = ±3,931 SF**
 - Main Floor = ± 1,561 SF
 - 2nd Floor = ± 1,420 SF
 - Attached Garage = ± 950 SF
 - Basement = ± 1,561 SF (Exc. from Total)
 2. **Shop/Warehouse = ±2,880 SF**
 - Mezz Storage = ± 464 SF (Exc. from Total)
 3. **Covered Vehicle Structure = ±2,002 SF**



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COMMERCIAL

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.

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OFFICE BUILDING + GARAGE:

- **Useable Office Area** = $\pm 2,511$ SF
 - Main Floor = $\pm 1,561$ SF
 - 2nd Floor = $\pm 1,420$ SF
- **Attached Garage Area** = ± 950 SF
- **Basement Area** = $\pm 1,561$ SF
- **Year Built** = 1931-1945
- **HVAC** = Forced Air Heat w/ AC; 2 Units, 1 for Main Floor, 1 for 2nd Floor
- **Power** = two (2); 200 Amp, Single Phase Panels
- **Construction Type** = Stucco & Brick (Office); Wood Frame w/ Metal Siding (Attached Garage)
- **Features:**
 - Large Open Office or Storage Space on 1st Floor
 - 2nf Floor Office has Separate/ Secure access (former apartment)
 - Historic terrazzo floors throughout

Office Building + Garage

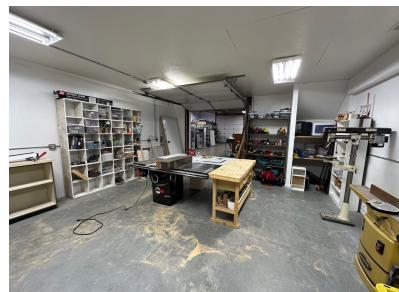
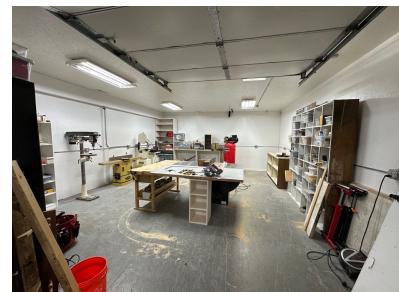
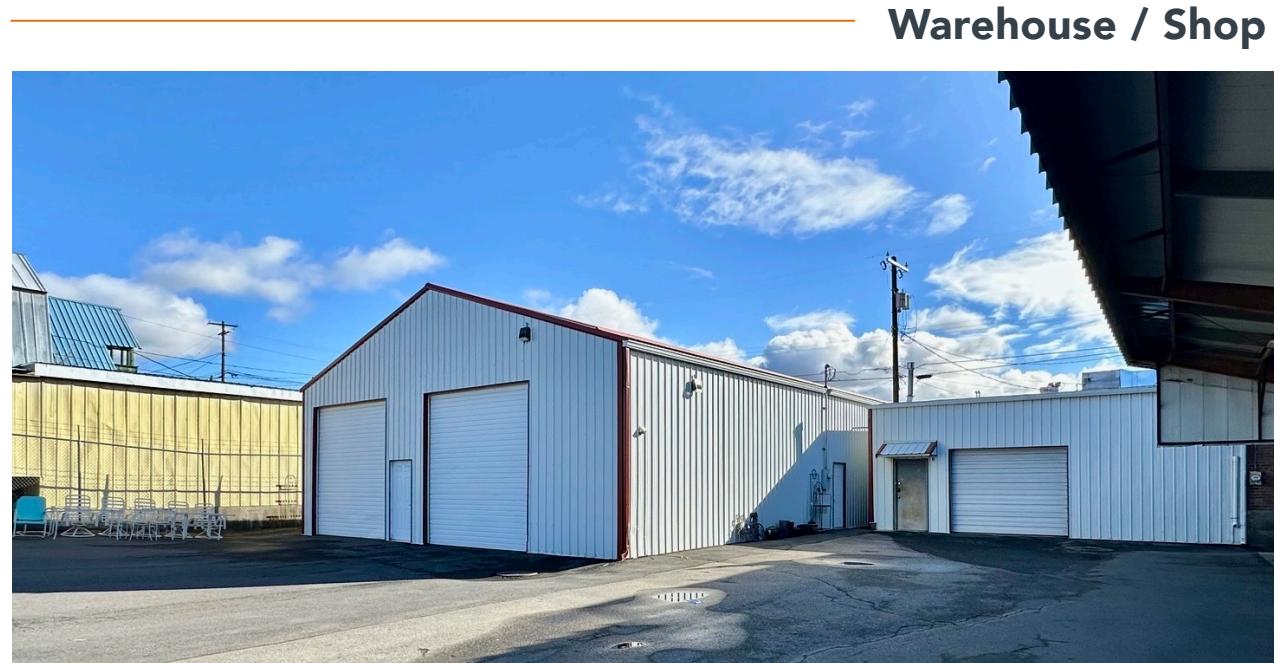


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WAREHOUSE / SHOP:

- **Main Floor Area** = ±2,880 SF
- **Mezzanine Area** = ±464 SF
- **Year Built** = 2006
- **HVAC** = 2 Separate Heating Units with AC
- **Power** = 200 Amp, Single Phase
- **Construction Type** = Wood Frame w/ Metal Siding
- **Features:**
 - Paint Booth/Room beneath Mezz
 - Mezzanine Storage
 - 2 Large Garage Doors open onto secure yard (12 ft clearance)

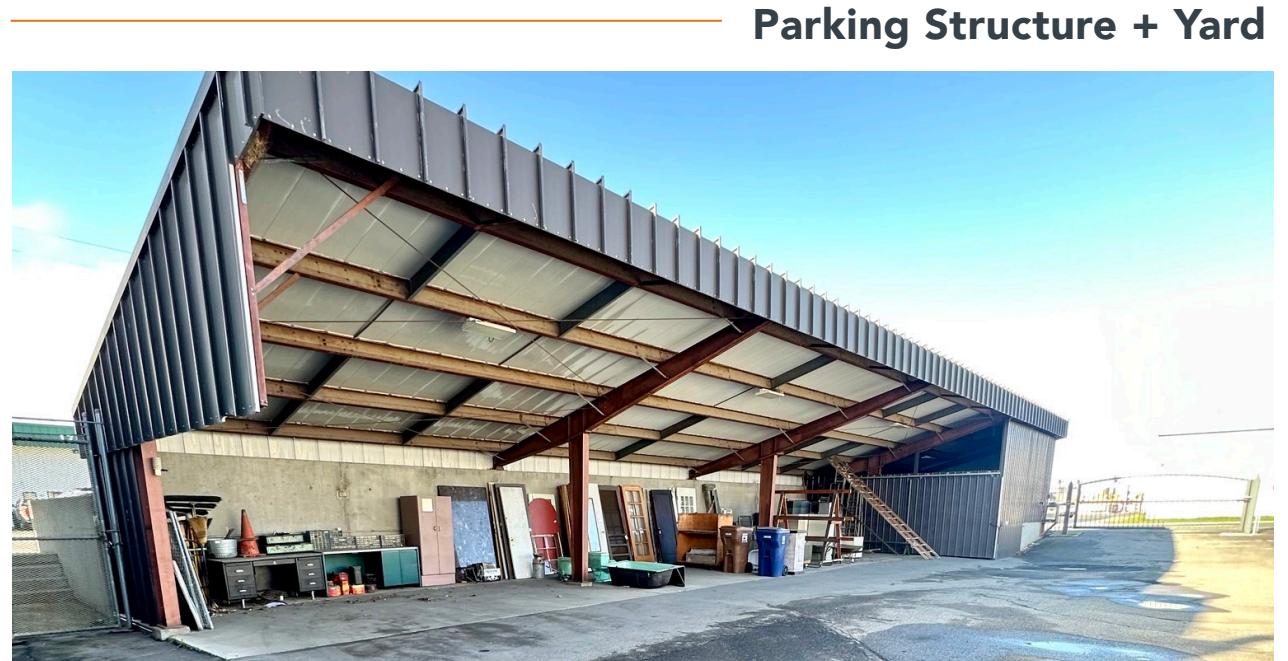


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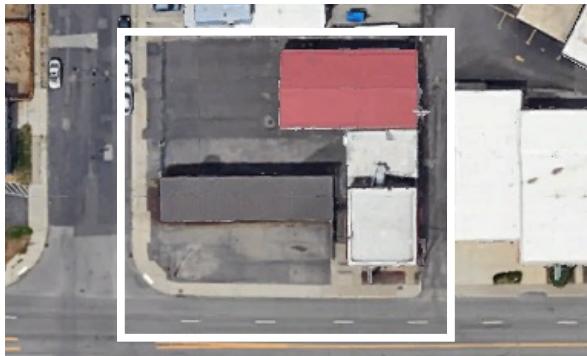
PARKING STRUCTURE + YARD:

- **Total Covered Area** = ±2,002 SF
- **Year Built** = 1983
- **Construction Type** = Steel + Concrete
- **Covered Vehicle Structure Features:**
 - Parking under covered structure for 4-7 Trucks/Vehicles
 - Secure covered storage area at west end of structure.
 - Includes EV Charger
- **Secure Yard Features:**
 - Secure Entry via Electric Gate
 - Fully Fenced
 - Large area; can accommodate parking for 5-8+ Vans, Trucks, Trailers, or other vehicles.



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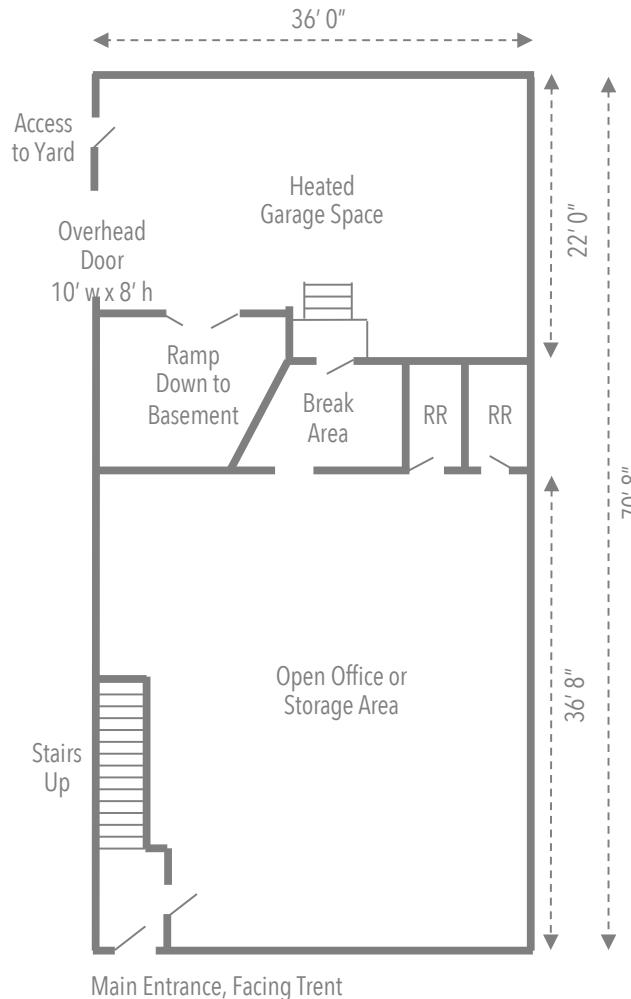


All floorplans and measurements are approximate, to be verified by tenant.

Floorplans

Office Building: Main Floor

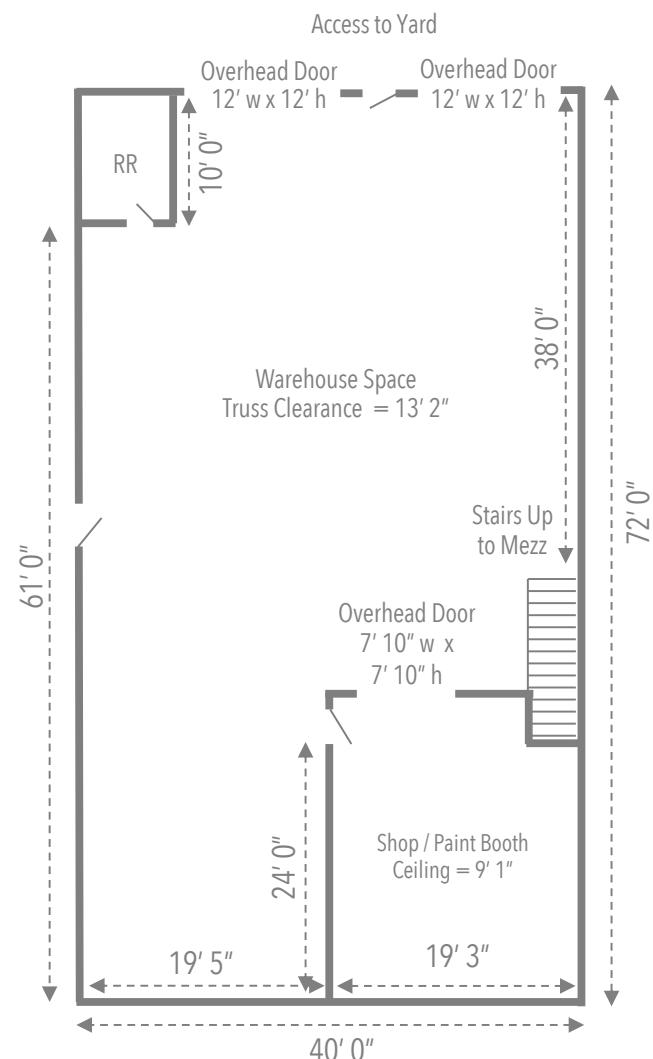
2nd Floor Plans Not Available



NORTH



Warehouse / Shop



WEST

