

PRIME LOCATION CLASS A WAREHOUSE



15,901 SF FOR LEASE

PLAYFAIR BUILDING 3

SPOKANE, WA 99202

Property Details

14,433 SF Warehouse
1,468 SF Office

- Conditioned Warehouse
- 33' Clear Height
- 75' x 50' Column Spacing
- ESFR Sprinkler System
- LED Efficient Lighting
- Insulated Building
- Ample Parking

**OPEN
LISTING
FOR ALL
BROKERS**

Additional Features

- **1 Minute** from Future North-South Freeway
- **6 Minutes** to Downtown Spokane
- **13 Minutes** to Spokane International Airport

FOR LEASE | OFFICE / WAREHOUSE

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ADDITIONAL DETAILS

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LOADING DOCK

Base Rent: \$15,913/MO + NNN

Loading:

- (5) 9' x 10' Dock High Doors
 - Dock Levelers
 - Dock Curtains
- (1) 15' x 14' Drive-in Grade Level Door

Zoning:

- Heavy Industrial
- Located Within the CEZ Zone
Sales tax deferral may be available for manufacturing construction

Power:

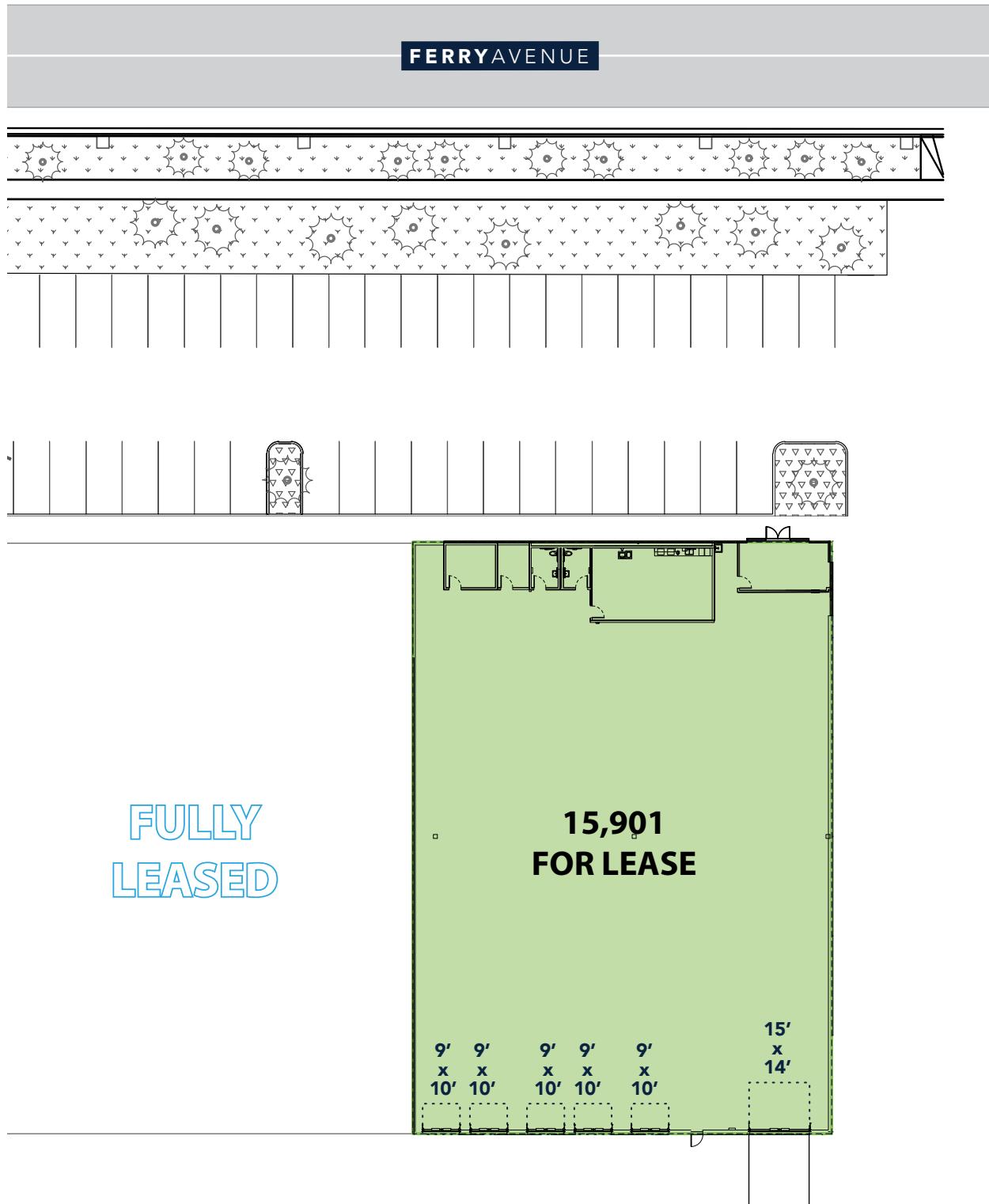
- 480V 3 Phase Power 300 Amp

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FLOORPLAN

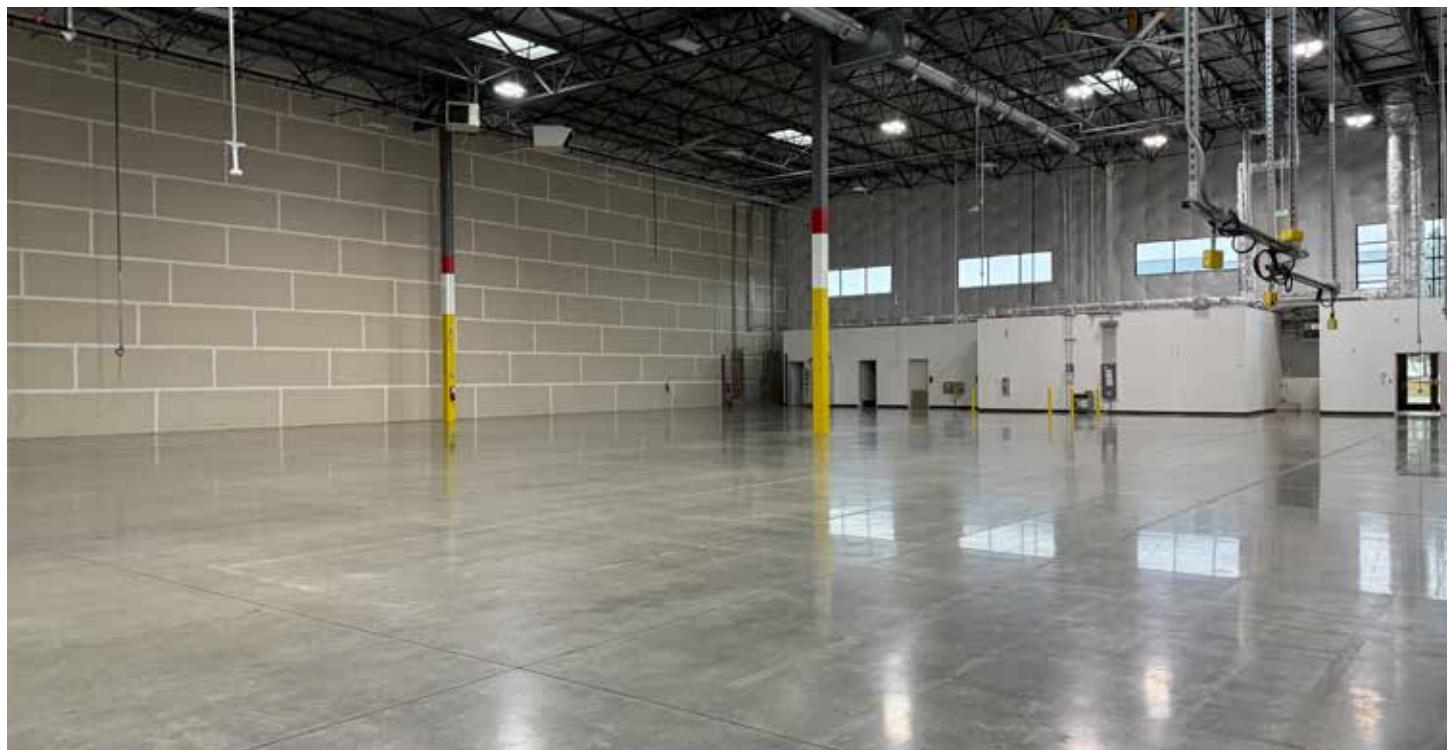
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AERIAL VIEW

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Total Available: 15,901 S.F.
Building Size: 75,000 S.F.

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AERIAL MAP



Future US 395 - North Spokane Corridor

THE BENEFITS OF PLAYFAIR

DID YOU KNOW...

TOP 100 Metropolitan Statistical Area (MSA)

TOP 75 Combined Statistical Area (CSA)

NEW ROADS AND INFRASTRUCTURE

Streets are extra wide with street lights, sidewalks and landscaping on both sides.

POWER All parcels have 13,200 V power underground.

**Most Conveniently Located
Industrial / Business Park**

UTILITIES Extra large water, sewer, gas lines installed to all lots.

WEATHER Playfair is located at lower elevation than all other large parks in Spokane County, assuring the least snow and ice.

FERRY/ALTAMONT CONNECTION

New Ferry/Altamont connection to I-90 in the works.