

FOR LEASE

Westbow Industrial Facility Suite D

8579 W WESTBOW BLVD

Spokane, WA 99224

PRESENTED BY:

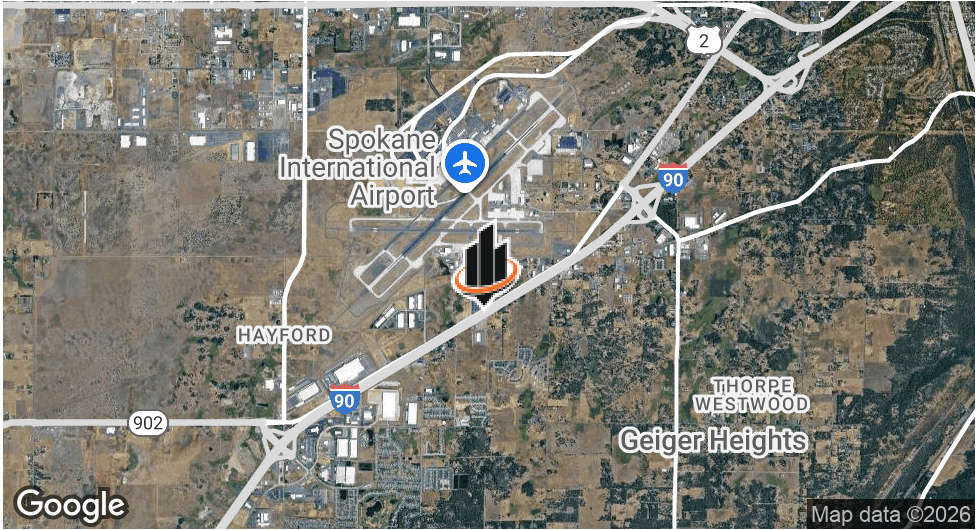
OMAR SADAoui, CCIM

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WA #22008121

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$1.00/MO/MG
AVAILABLE SF:	9,360 SF
WAREHOUSE SF:	9,000 SF
OFFICE SF:	360 SF
YEAR BUILT:	2023
ZONING:	Light Industrial
LOT SIZE:	9.11 Acres
APN:	24052.0402

PROPERTY OVERVIEW

Functional, high-clearance industrial warehouse located just south of I-90 and the Spokane International Airport with excellent freeway access, visibility, and signage potential. The building is well-suited for warehousing, light manufacturing, fleet operations, wholesale distribution, or contractor use.

The facility is heated and insulated, features multiple oversized grade-level doors with true drive-through capability, and offers strong power and fire protection. Outdoor yard space may be available, subject to tenant needs.

Lease type is modified gross and lease rate includes taxes, insurance, water, and sewer.

Tenant responsible for electricity, natural gas, and internet.

2-5 Year Lease Term

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COMPLETE HIGHLIGHTS



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PROPERTY HIGHLIGHTS

- 30' clear height
- 26' x 60' column spacing
- (4) total grade-level doors: (2) 16' x 16' and (2) 14' x 14'
- Drive-through bays
- 600A, 208/120V, 3-phase power
- Ordinary Hazard Group II fire sprinkler system
- Pre-engineered steel construction; capable of accommodating up to a 10-ton crane
- Heated and insulated warehouse
- 300 SF Open finished office area
- One ADA-compliant restroom
- Potential outdoor yard area (subject to availability)

LOCATION MAP



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