

**FOR LEASE**

3633 E Nebraska Ave  
3624 E Joseph Ave  
5606 N Freya St

Spokane, WA 99217

**PRESENTED BY:**

**MATTHEW BYRD**

matt.byrd@svn.com

WA #44400



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	<b>\$12,000/Month/NNN</b>
<b>BUILDING A:</b>	<b>5,800 SF</b>
<b>BUILDING B:</b>	<b>8,964 SF</b>
<b>TOTAL BUILDING SIZE:</b>	<b>14,764 SF</b>
<b>LOT SIZE:</b>	<b>1.33 Acres</b>
<b>YEAR BUILT:</b>	<b>1980   1998</b>
<b>ZONING:</b>	<b>HI (Heavy Industrial)</b>

## PROPERTY OVERVIEW

Three Heavy Industrial parcels in Hillyard located just East of the Safeway Distribution Center on Freya St.

## PROPERTY HIGHLIGHTS

- Building A: Includes a reception area, 3 offices, break room, two restrooms and open warehouse space with 14 foot overhead door and 15 foot ceilings
- Building B: 8,964 square feet with 24 foot ceilings and includes a 2,000 square foot mezzanine area
- Property includes a half acre of fenced, graveled yard area
- \*Also available for Sale
- Building A: Includes a reception area, 3 offices, break room, two restrooms and open warehouse space with 14 foot overhead door and 15 foot ceilings.
- Building B: 8,964 square feet with 24 foot ceilings and includes a 2,000 square foot mezzanine area.

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# SUBJECT PROPERTY



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3633 E NEBRASKA AVE | 3624 E JOSEPH AVE | 5606 N FREYA ST | Spokane, WA 99217

SVN | CORNERSTONE 3



**ADDITIONAL PHOTOS**



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**LOCATION MAP**



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