

SINGLE TENANT NNN LEASED INVESTMENT  
— 4620 E TRENT AVE —

SPOKANE, WASHINGTON 99212



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# — 4620 E TRENT AVE —

## SINGLE TENANT NNN LEASED INVESTMENT



### DETAILS

**BUILDING SIZE:** 21,950 SF | Across 3 Buildings  
**LOT SIZE:** 2.97 Acres  
**PROPERTY TYPE:** Industrial  
**ZONING:** HI - Heavy Industrial  
**GRADE DOORS:** (17) Variable  
**CAP RATE:** 7%  
**SALE PRICE:** **\$2,479,000**

**NEW 5 YEAR LEASE IN PLACE**



### HIGHLIGHTS

- Centrally located only minutes to I-90 with easy access to major thoroughfares
- High profile pylon signage on Trent Ave. offering excellent visibility
- Expansive yard space
- Drive-thru access



### CONTACT

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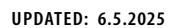
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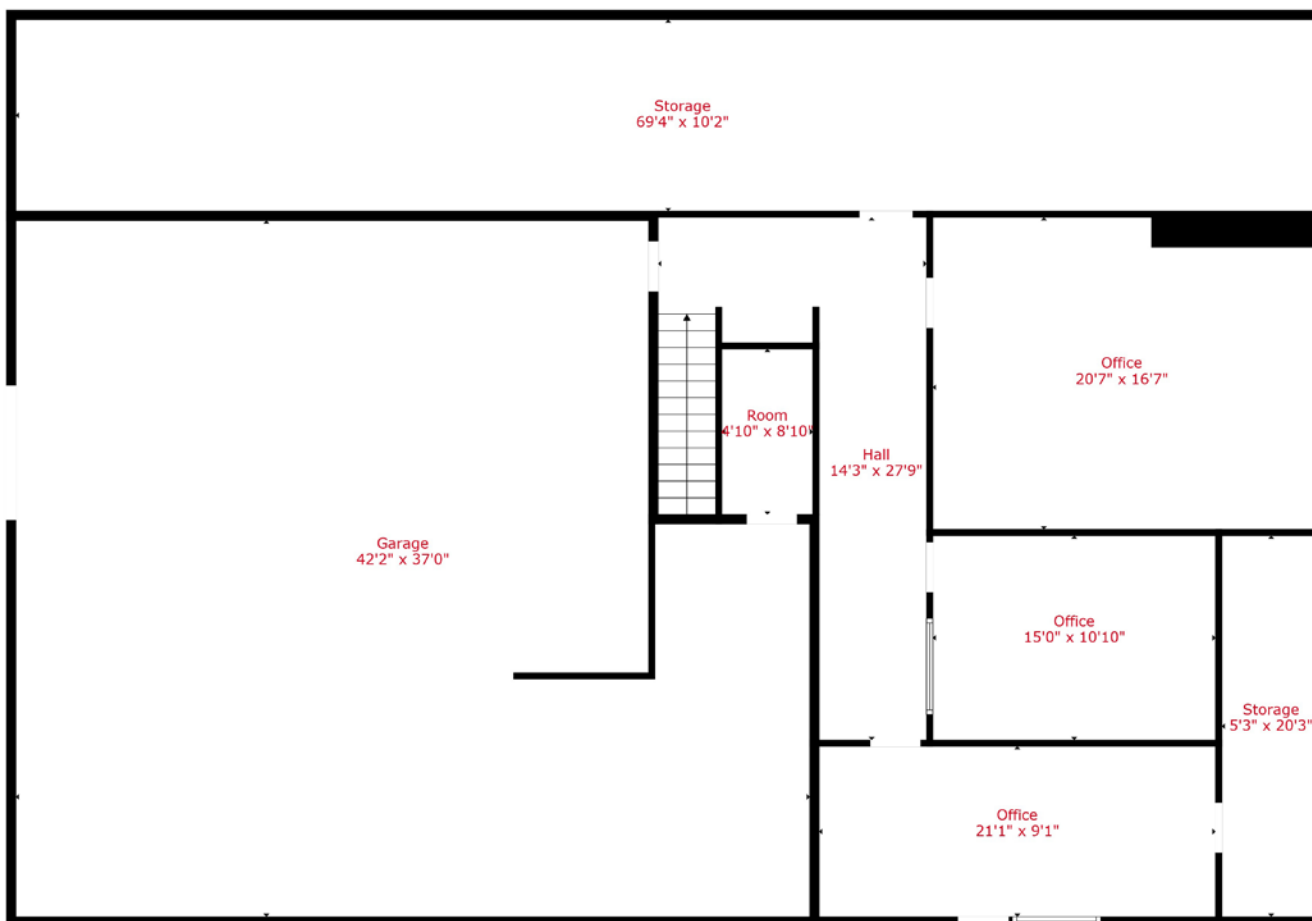
**MAIN BUILDING | OFFICE**



**MAIN BUILDING | WAREHOUSE**



— 4620 E TRENT AVE —  
FLOOR PLAN | MAIN BUILDING MEZZANINE





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**HIGH VISIBILITY PYLON SIGNAGE**



**MAIN BUILDING | WAREHOUSE**



**WAREHOUSE**



**STORAGE**



— 4620 E TRENT AVE —  
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**WAREHOUSE**

3,650 SF  
(2) GRADE DOORS

**MAIN BUILDING**

16,700 SF  
(12) GRADE DOORS

**STORAGE**

1,600 SF  
(3) SLIDING DOORS

**SITE**

**FENCED YARD**

**LEASED AREA**

**TRENT AVE**





