

A photograph of a single-story industrial building with dark brown vertical siding and three large white roll-up doors. A small yellow door is visible on the right side of the building. The building is situated on a concrete pad with a gravel area in the foreground. Trees and a residential house are visible in the background under a blue sky with scattered clouds.

**FOR LEASE**

# Industrial Warehouse and Office

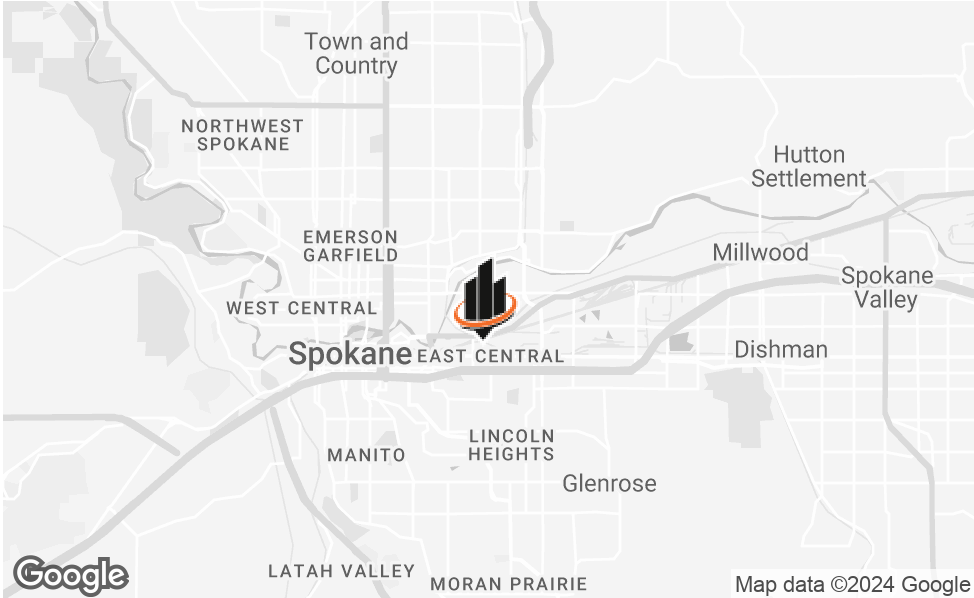
**112-118 N STONE ST**  
Spokane, WA 99202

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**PRESENTED BY:**

**OMAR SADAoui, CCIM**  
O: 509.601.0695  
omar.sadaoui@svn.com  
WA #22008121

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$0.75/SF/MO/NNN
BUILDING SIZE:	± 5,250 SF
LOT SIZE:	0.30 Acres
YEAR BUILT:	1987
ZONING:	Light Industrial
APN:	35164.1903   35164.1904

PROPERTY HIGHLIGHTS | OVERVIEW

- Warehouse: 4,570 SF
- Office: 680 SF - conference room/break room/office, one bathroom, one private office.
- Yard: 3,200 SF fenced and graveled
- 3 - 10'x10' OH Doors
- 1 - 10'x12' OH Door
- Clear height 8'9" - 11'11" | Ceiling height ± 12'
- Gas heat in the warehouse, new water heater, new LED lighting
- Central location in Spokane with quick access to I-90
- NNN's include Taxes and Insurance. 2024 Est. \$350/month



WAREHOUSE





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





LOCATION MAP

