

1711 E. Trent
Spokane, WA 99202

Ideal Contractor Operations HQ

Light Industrial Property featuring...

Secure Fenced Yard
Covered Fleet Parking
Warehouse/Shop Space
Office + Garage
High-Visibility Pylon Signage
Near I-90 & Downtown

 **Rentable Area = ±6,811 SF**

 **Zoning = Light Industrial**

 **Available = 2/1/2026**

 **\$4,200/Month/NNN**

- > **Base Rent = ~\$7.40/SF/YR (\$4,200/mo)**
- > **Tax & Ins. = ~\$1.03/SF/YR (~\$584/mo)**
- > Tenant separately responsible for gas, electric, water, sewer, garbage.



FOR LEASE

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COMMERCIAL

1711 E. Trent Spokane, WA 99202

Property Description

Centrally located light-industrial property offers a rare combination of office, warehouse, covered fleet parking, garage, & secure paved yard w/ electric gate. Easily accessible storage space in basement and warehouse mezzanine bring total usable space to 8,800+ SF! A true operations headquarters for storing equipment securely, dispatching crews efficiently, and maintaining a professional office presence in a highly visible location on E. Trent, near I-90 & downtown, with pylon signage!

Property Features

- **Total Site Area = ±17,548 SF** (0.4 Acres)
- **Parking = ±17** (10 Uncovered along Trent, 7 Covered under Structure)
- **Total Improvements = ±6,811 SF**
 - 1. Main Office Building = ±3,931 SF**
 - Main Floor = ± 1,561 SF
 - 2nd Floor = ± 1,420 SF
 - Attached Garage = ± 950 SF
 - Basement = ± 1,561 SF (Exc. from Total)
 - 2. Shop/Warehouse = ±2,880 SF**
 - Mezz Storage = ± 464 SF (Exc. from Total)
 - 3. Covered Vehicle Structure = ±2,002 SF**



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OFFICE BUILDING + GARAGE:

- **Useable Office Area** = ±2,511 SF
 - Main Floor = ± 1,561 SF
 - 2nd Floor = ± 1,420 SF
- **Attached Garage Area** = ± 950 SF
- **Basement Area** = ± 1,561 SF
- **Year Built** = 1931-1945
- **HVAC** = Forced Air Heat w/ AC; 2 Units, 1 for Main Floor, 1 for 2nd Floor
- **Power** = two (2); 200 Amp, Single Phase Panels
- **Construction Type** = Stucco & Brick (Office); Wood Frame w/ Metal Siding (Attached Garage)
- **Features:**
 - Large Open Office or Storage Space on 1st Floor
 - 2nd Floor Office has Separate/ Secure access (former apartment)
 - Historic terrazzo floors throughout



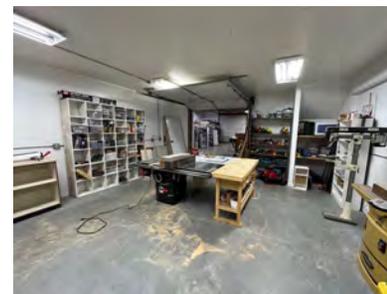
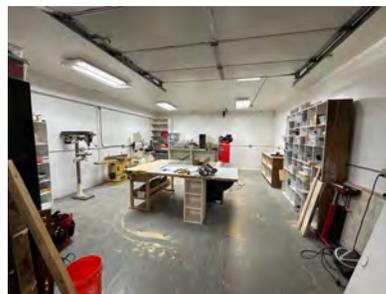
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Warehouse / Shop

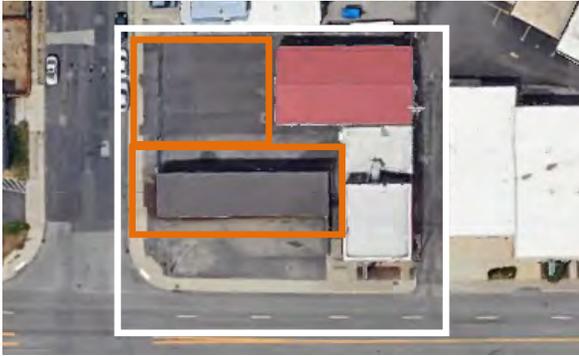


WAREHOUSE / SHOP:

- **Main Floor Area** = ±2,880 SF
- **Mezzanine Area** = ±464 SF
- **Year Built** = 2006
- **HVAC** = 2 Separate Heating Units with AC
- **Power** = 200 Amp, Single Phase
- **Construction Type** = Wood Frame w/ Metal Siding
- **Features:**
 - Paint Booth/Room beneath Mezz
 - Mezzanine Storage
 - 2 Large Garage Doors open onto secure yard (12 ft clearance)



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PARKING STRUCTURE + YARD:

- **Total Covered Area** = ±2,002 SF
- **Year Built** = 1983
- **Construction Type** = Steel + Concrete
- **Covered Vehicle Structure Features:**
 - Parking under covered structure for 4-7 Trucks/Vehicles
 - Secure covered storage area at west end of structure.
 - Includes EV Charger
- **Secure Yard Features:**
 - Secure Entry via Electric Gate
 - Fully Fenced
 - Large area; can accommodate parking for 5-8+ Vans, Trucks, Trailers, or other vehicles.



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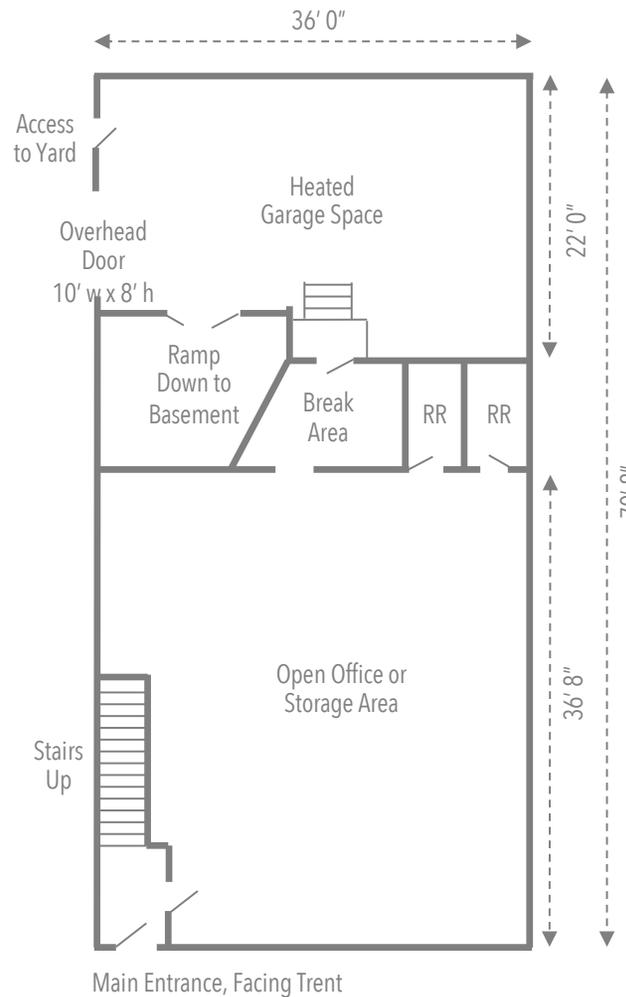


All floorplans and measurements are approximate, to be verified by tenant.

Floorplans

Office Building: Main Floor

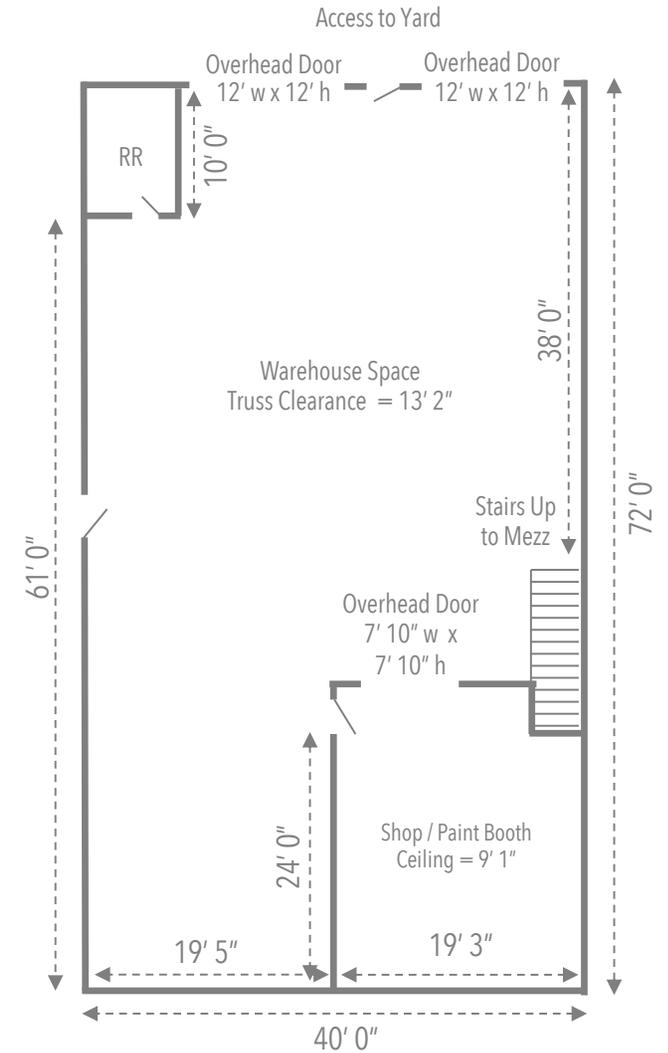
2nd Floor Plans Not Available



NORTH



Warehouse / Shop



WEST



Agency Disclosure: The owner(s) of this property is/are licensed real estate broker(s) in the State of Washington.