

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: 8%
NOI: \$174,000
SALE PRICE: **\$2,175,000**

NEW 5 YEAR LEASE IN PLACE
3% ANNUAL RENT ESCALATIONS



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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MAIN BUILDING | OFFICE

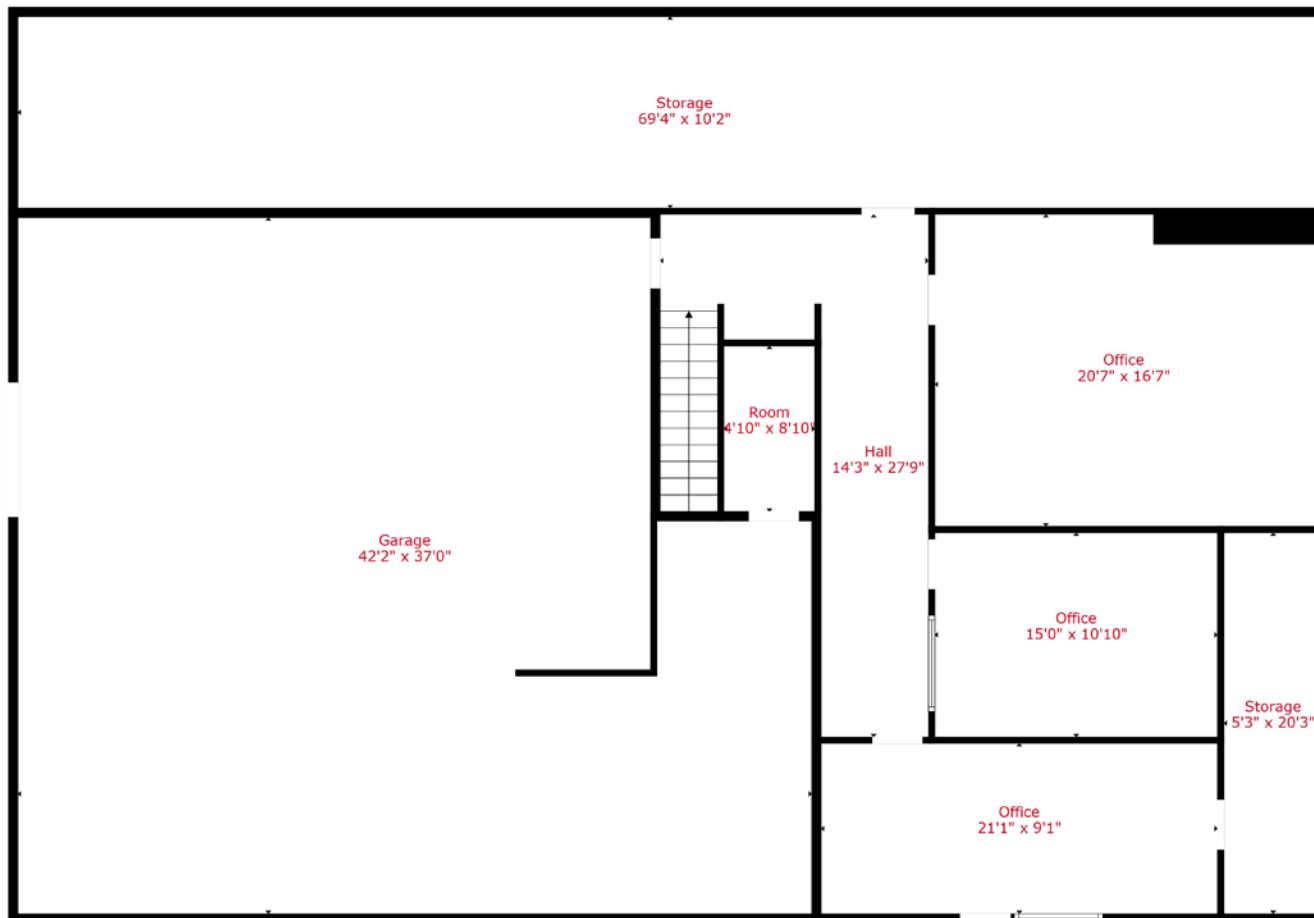


MAIN BUILDING | WAREHOUSE

— 4620 E TRENT AVE —
FLOOR PLAN | MAIN BUILDING | 16,700 SF



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



— 4620 E TRENT AVE —
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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

