

SINGLE TENANT NNN LEASED INVESTMENT  
— 4620 E TRENT AVE —

SPOKANE, WASHINGTON 99212



DREW ULRICK

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#### DETAILS

<b>BUILDING SIZE:</b>	21,950 SF   Across 3 Buildings
<b>LOT SIZE:</b>	2.97 Acres
<b>PROPERTY TYPE:</b>	Industrial
<b>ZONING:</b>	HI - Heavy Industrial
<b>GRADE DOORS:</b>	(17) Variable
<b>CAP RATE:</b>	8%
<b>NOI:</b>	\$174,000
<b>SALE PRICE:</b>	<b>\$2,175,000</b>

**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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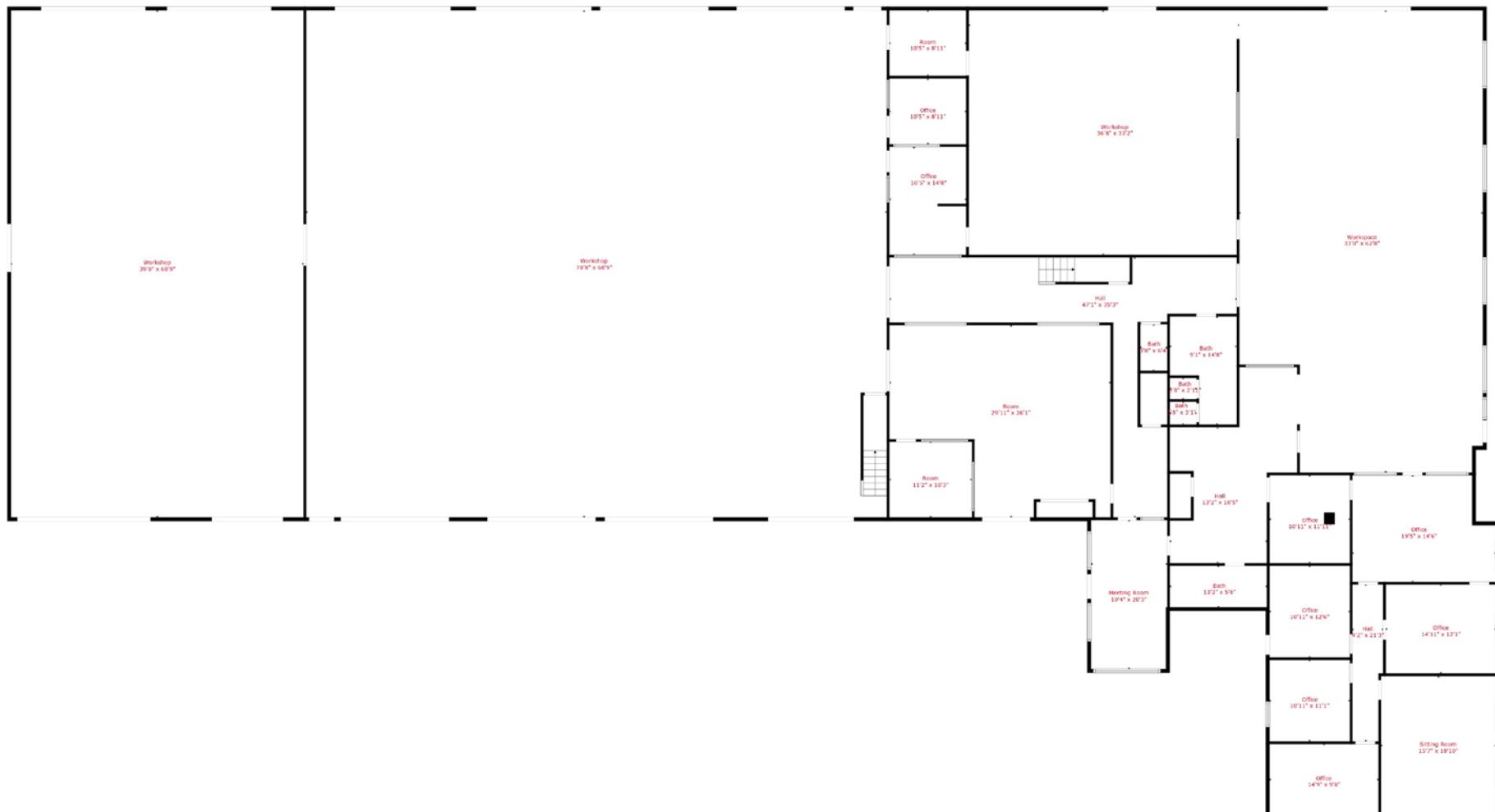
**MAIN BUILDING | OFFICE**



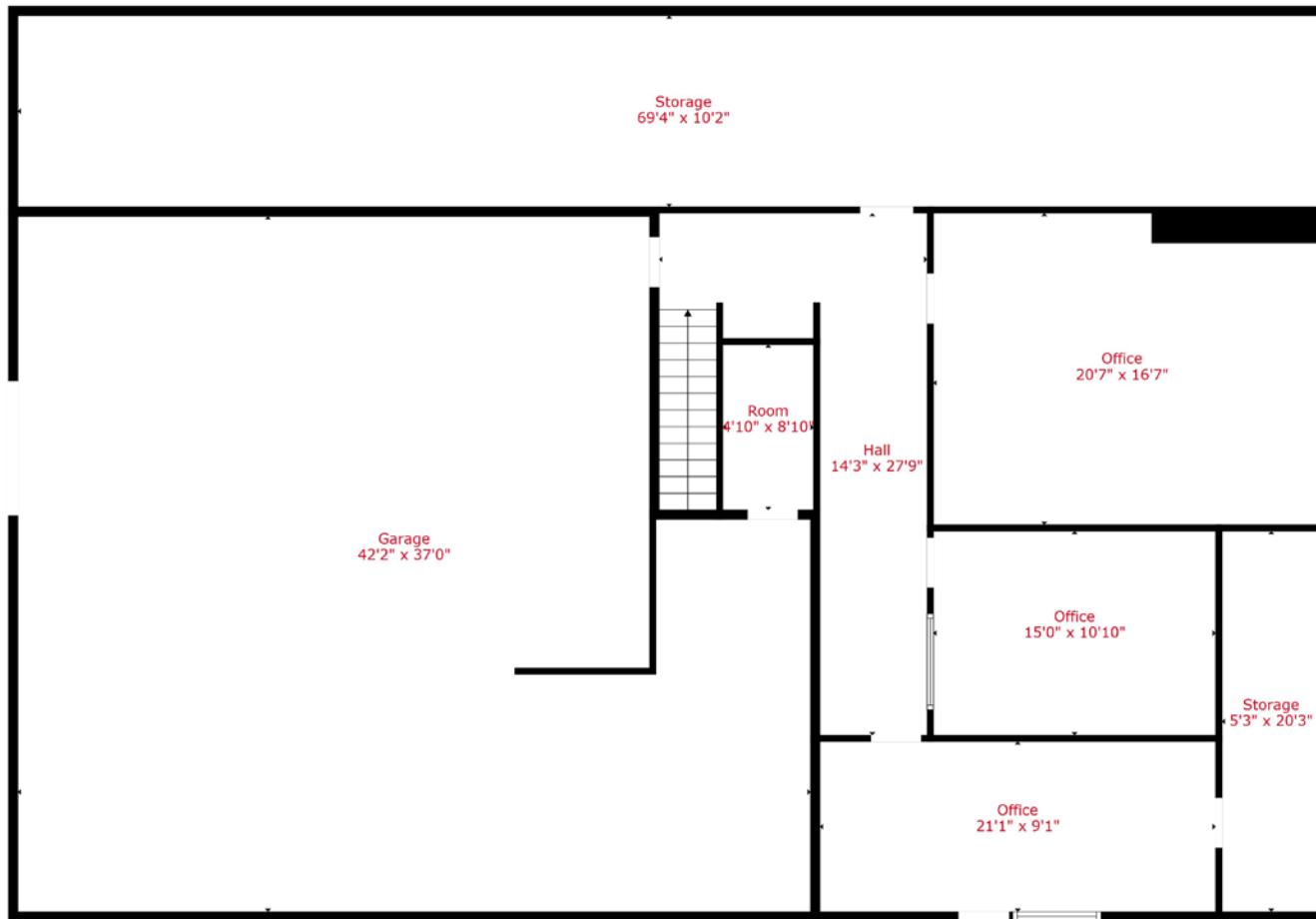
**MAIN BUILDING | WAREHOUSE**

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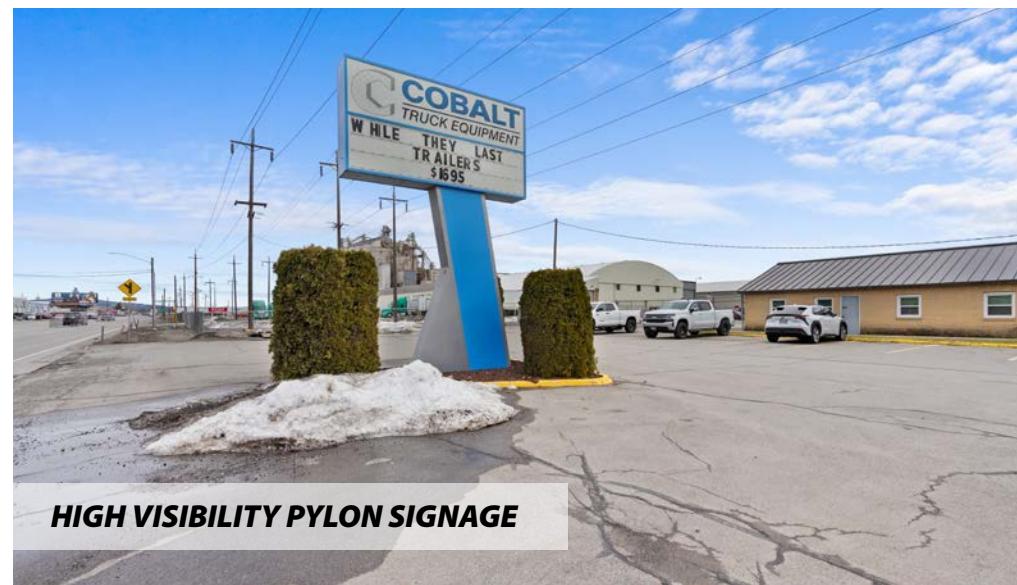
## FLOOR PLAN | MAIN BUILDING | 16,700 SF



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



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