

FOR SALE OR LEASE



WAREHOUSE / OFFICE/ YARD FOR SALE OR LEASE

3335 E. Trent Ave.,
Spokane, WA 99202

LOCATION:	Great location at the north side of Trent Avenue, just west of Freya and minutes to I-90. Current location of MLW Services.
SITE:	±28,750 SF per County Records; Parcel 35152.2913 & .2903; includes ±9,035 SF fenced yard area w/21'W roll gate for access from Trent Avenue
ZONING:	City of Spokane, LI, Light Industrial
IMPROVEMENTS:	Total Building Footprint Area: ± 8,760 SF
	Office and Showroom Area: ± 1,444 SF, new paint and carpet February 2020
	Warehouse Area: ± 7,316 SF
	Mezzanine Office Area: ± 668 SF
	Heat: Office: HVAC ; Warehouse: three (3) gas fired unit heaters
	Construction Type: Steel with metal siding
	Grade-Level Overhead Doors: Three; 2- 12' W X 12' H and 1- 16'W x 12'H
	Power: TBD
	Utilities: Avista Utilities services gas and electric. City of Spokane water & sewer. Sewer connected February 2020.
	Age: 1975
	Data/Internet: CAD 6 distributed throughout building. Two (2) wireless routers in the warehouse. Lessee to verify.
	Available: Immediately
	Note: Owner is currently working with Right Of Way plans on Trent (Plans TBD) for the North Spokane Corridor Project. Wa State DOT, phone 509-324-6089. Tenant to verify w/DOT how future plans may affect the property.
2026 NNN EXP:	\$371.00 per month for real estate taxes and TBD per month for fire insurance
LEASE PRICE:	\$6,100.00/Mo/NNN (60¢/SF~Whse and \$1.20/SF~Office)
SALE PRICE:	\$1,300,000.00

Tracy Lucas | 509.755.7558 or tracyl@kiemleahagood.com

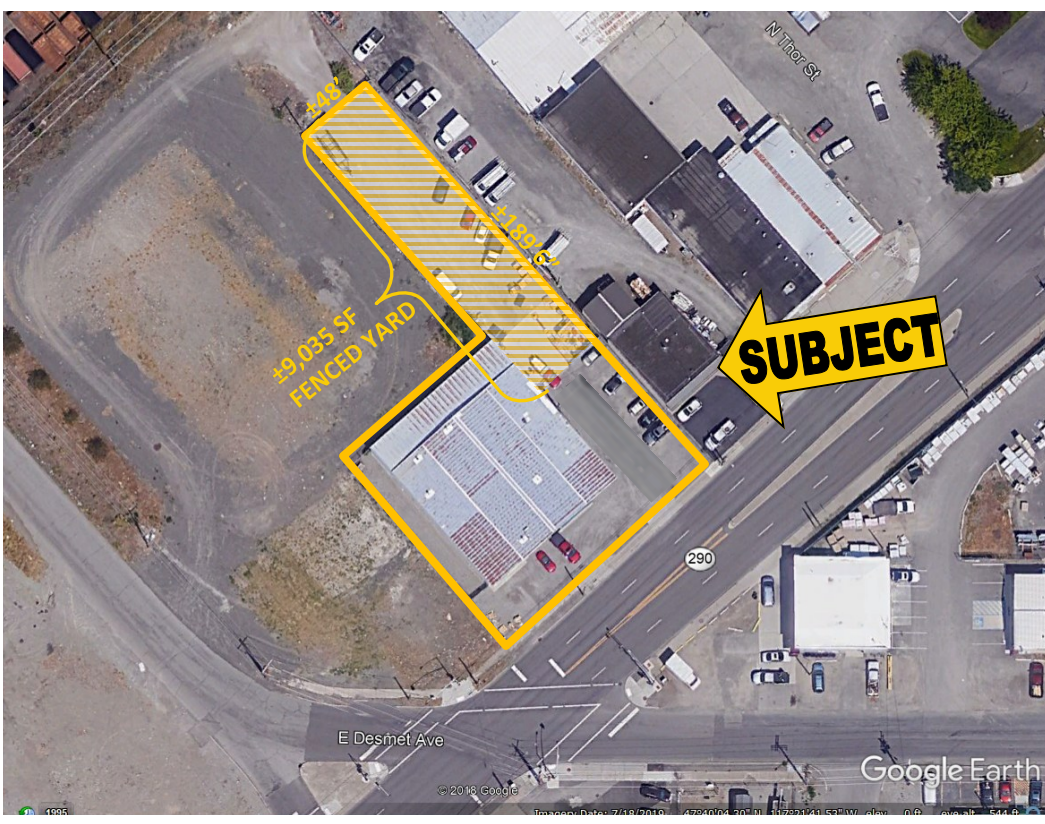
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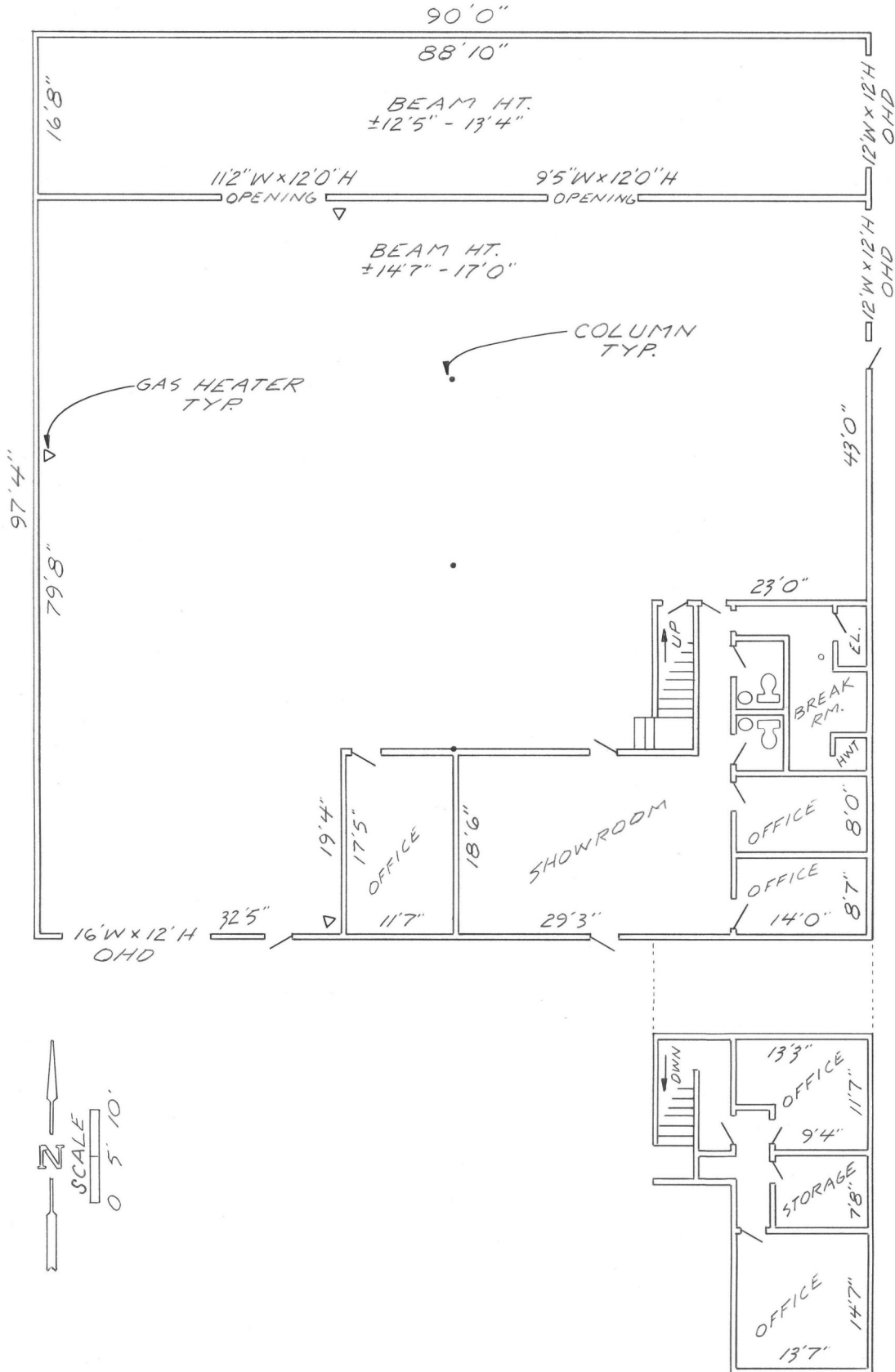
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FLOOR PLAN

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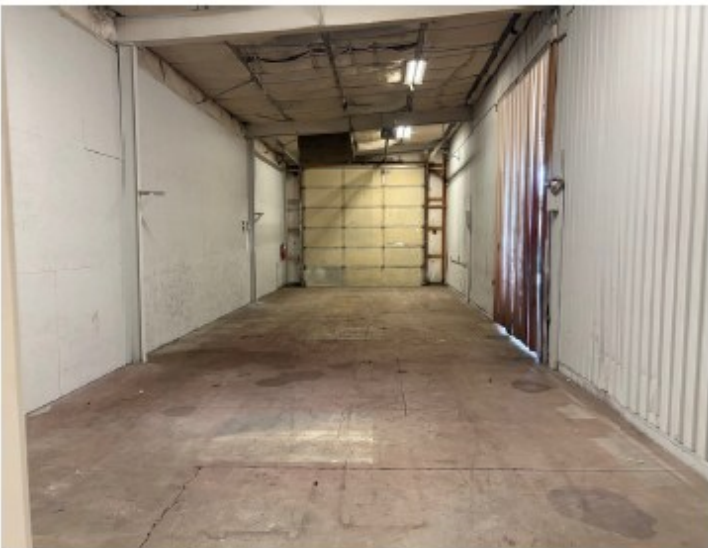


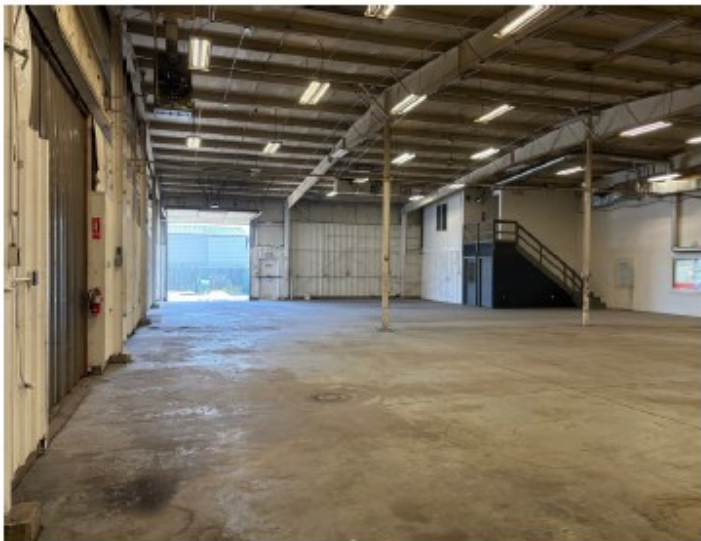
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