

# GREAT FOR MANUFACTURING



**BRIDGE CRANES  
LARGE YARD  
GREAT LOCATION**

**FOR LEASE | 33,126 S.F.**

**6200 E MAIN AVE | Suite 1**  
**SPOKANE, WA 99212**

## **Property Features**

- Building Total: 33,126 S.F.
  - Office Total: 8,895 S.F.
  - Warehouse Total: 24,231 S.F.
  - Yard Area: Available

- Property Sub-type: Manufacturing, Warehouse
- 8' Fence with Electric Gate Access
- Fully Fenced and Secured Yard
- Overhead Cranes in Both Buildings
- Abundance of Natural Lighting
- Outstanding access to both I-90 and Trent (SR-27)
- Great Visibility from I-90 & Sprague Ave.
- Loading Docks

**OPEN  
LISTING  
FOR ALL  
BROKERS**

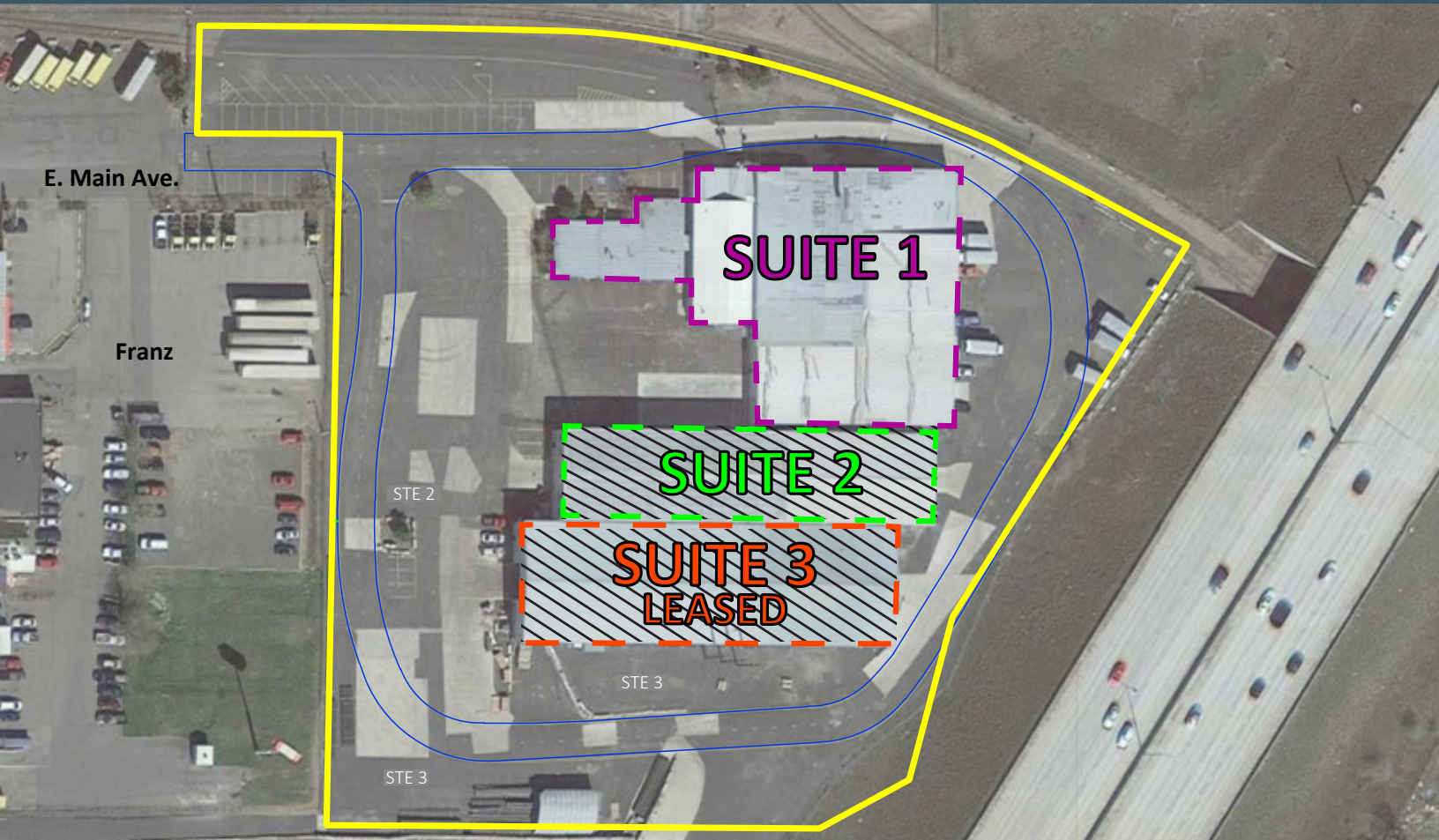
[LBStoneProperties.com](http://LBStoneProperties.com)

**LBSTONE**  
PROPERTIES GROUP

**509.343.9042**

6200 E MAIN AVE  
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## SUITE 1

### Property Features

- **Building Total: 33,126 SF**
  - **Office: 8,895 SF**
  - **Warehouse: 24,231 SF**
- Cranes: 3-5 ton, 1-10 ton
- Power: 800 amps. 480 volt, 3 Phase
- Approx. Clear Height Ranges: 17'0" - 20'6"
- 1 Loading Dock Door
- Approx. Grade Door Sizes:
  - 3 - 18'x14'
  - 3 - 12'x12'
  - 1 - 15'x12'

### Rates

**Office:** \$0.50/SF/MO

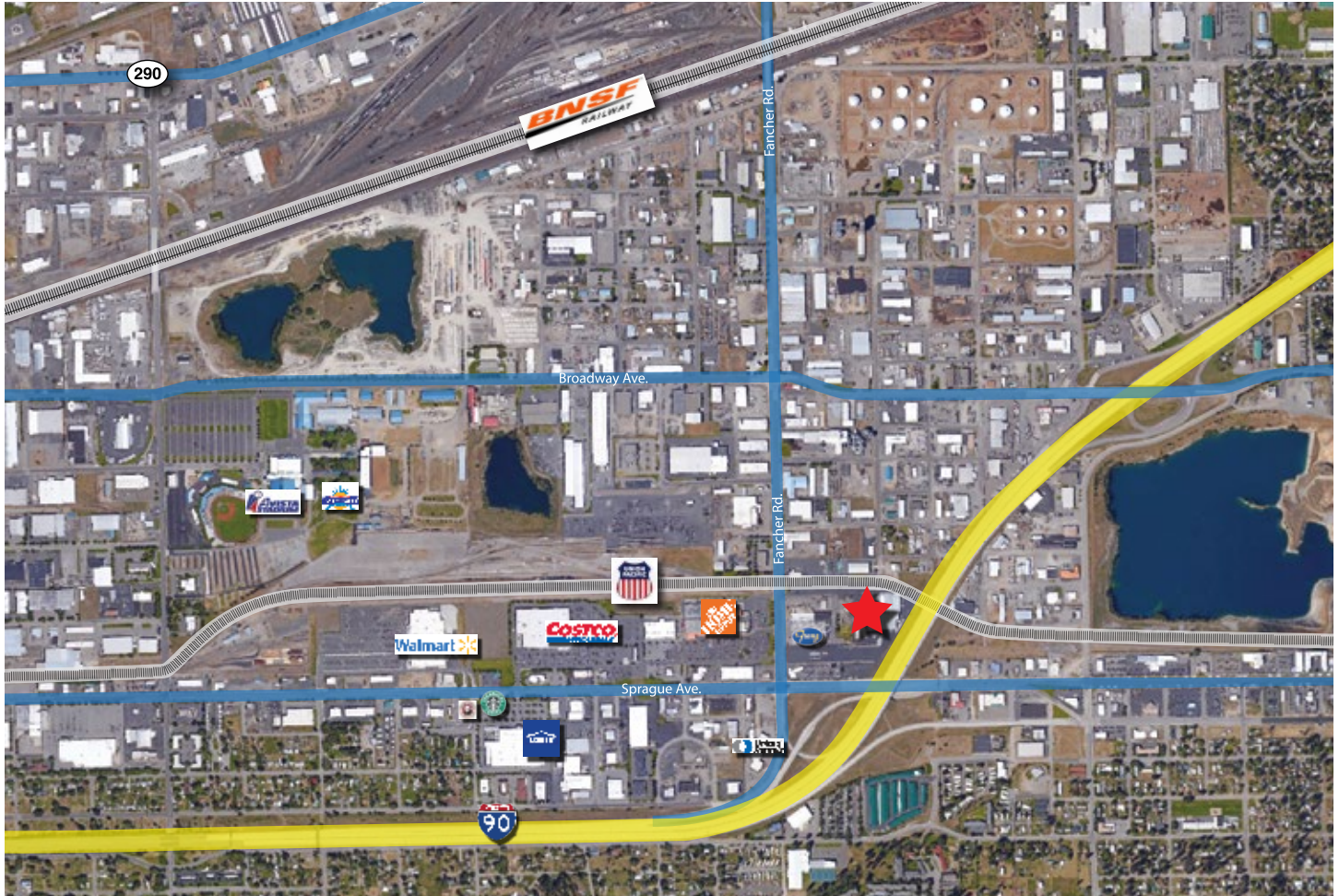
May Vary Dependent Upon Tenant Requirements

**Warehouse:** \$0.50/SF/MO

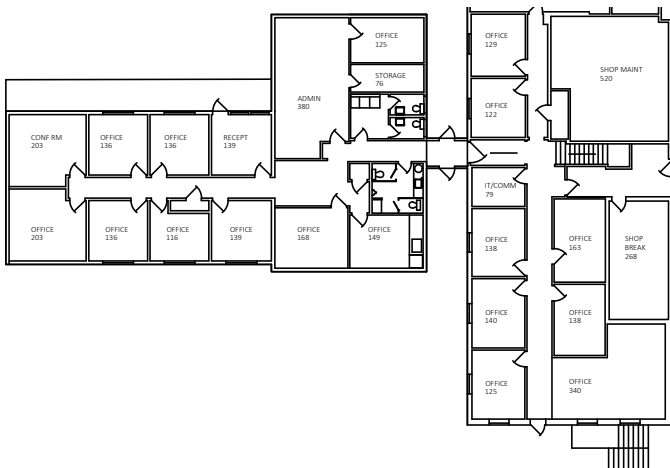
**NNN's:** Estimated at \$0.10/SF/MONTH

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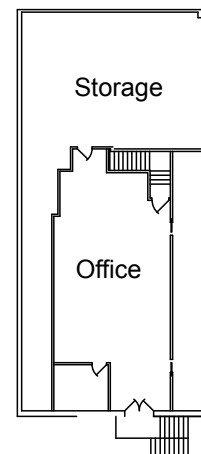
## AERIAL MAP & FLOOR PLAN



1st Floor Office



2nd Floor Office



**Suite 1**

# GREAT FOR MANUFACTURING

## PROPERTY PHOTOS



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## PROPERTY PHOTOS

