

OFFICE / WAREHOUSE FOR LEASE

**2914 E. BOONE AVE., UNIT 4
SPOKANE, WA 99202**



LOCATION: Situated just north of Trent, between Freya and Napa, in one of Spokane's better industrial areas. This facility offers good freeway access and is only minutes away from Spokane's Central Business District and the Spokane Valley.

SITE: A portion of a multi-tenanted complex (Portion of Parcel No. 35152.1502)

ZONING: City of Spokane L-I, Light Industrial

IMPROVEMENTS:

Total Area Available:	± 1,333 SF
Warehouse Area:	± 968 SF
Office Area:	± 365 SF
Heat:	1 Gas Unit Heater (Warehouse), EBB (Office)
Power:	200 amps, 208, 3 phase each unit
Construction Type:	Wood frame – metal skin
Age:	1998
Grade Level Doors:	1 (12 'W X 14 'H)
Available:	April 1, 2017

**2017 ESTIMATED
OPERATING EXPENSES:** ±\$160.00 per month or 12¢/SF/Mo

BASE LEASE PRICE: \$670.00/Mo/NNN (40¢/SF/Whse & 72¢/SF/Office)

(Please See Attached Plan and Aerial Photo)

CONTACT:

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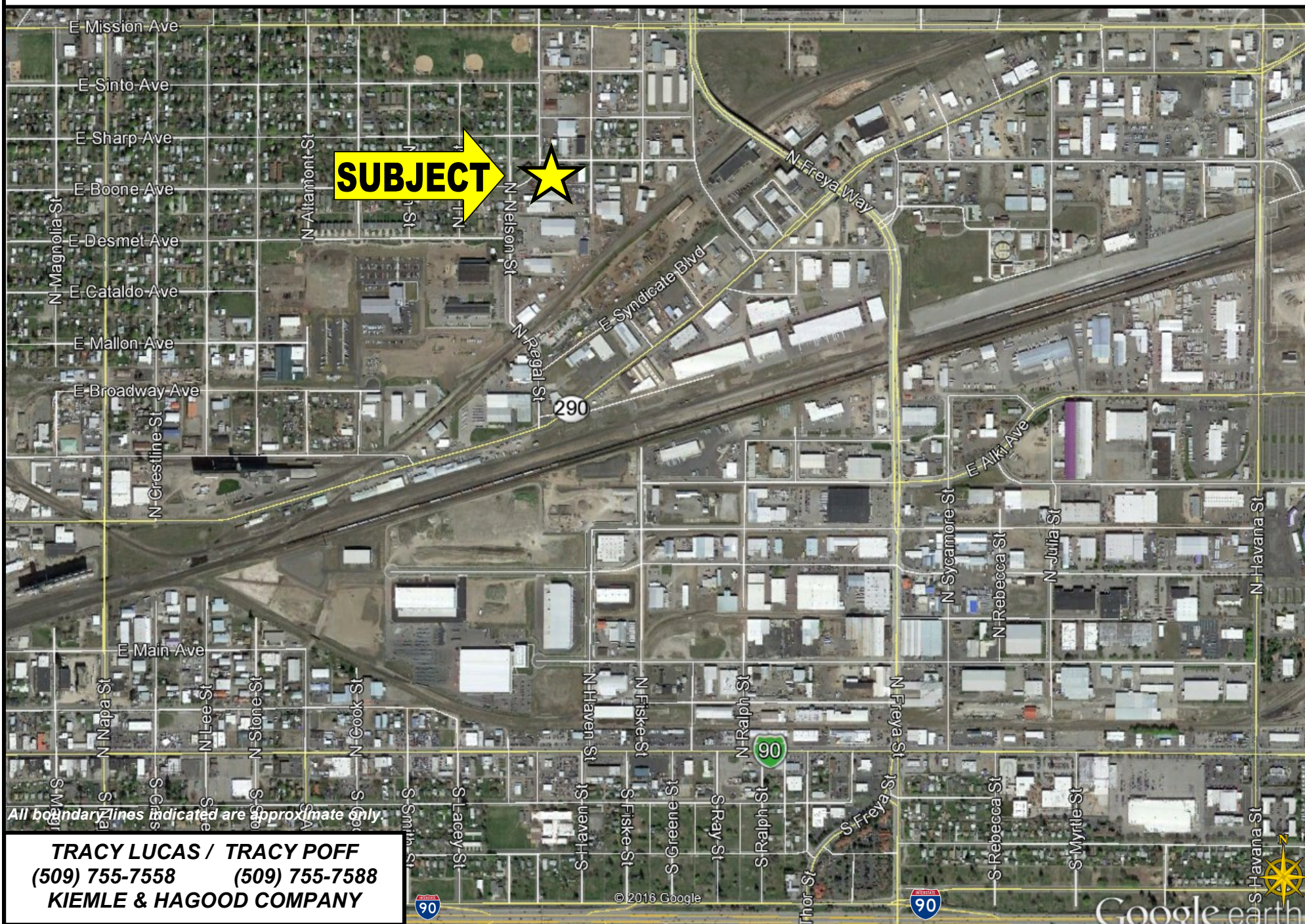
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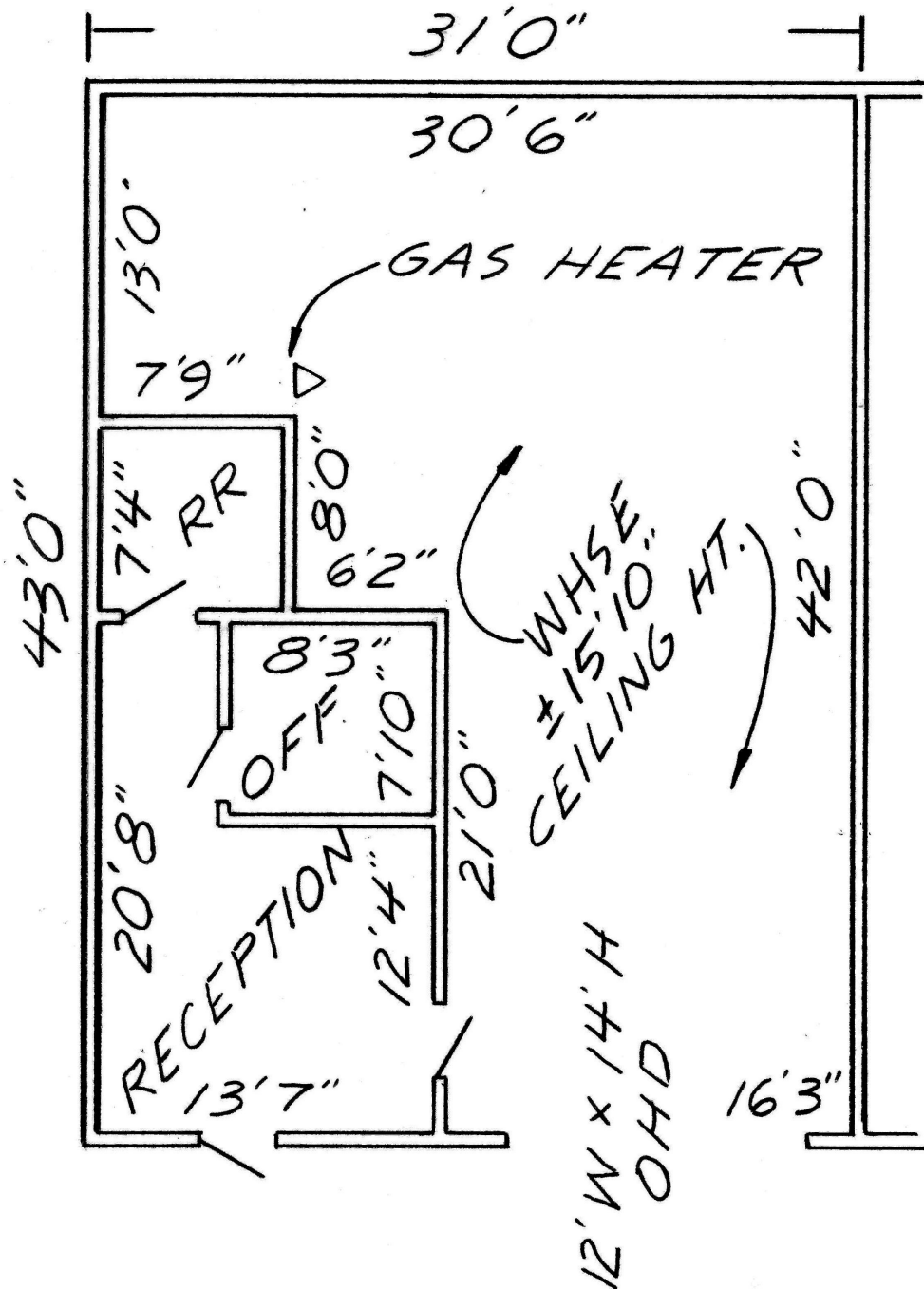
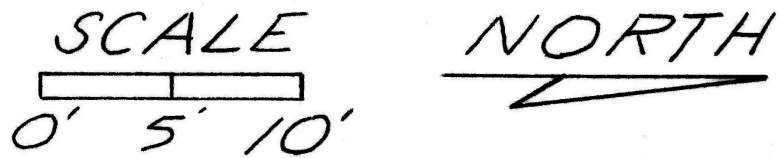
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SCALE NORTH



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FLOOR PLAN