

FOR LEASE



OFFICE/WAREHOUSE/YARD | 3311 E. Ferry Avenue, Spokane, WA 99202

LOCATION:	Situated north of Sprague and Freya, minutes to the I-90 Interchange and the future US 395 North Spokane Corridor, this facility offers great access and is convenient to Spokane's Central Business District and Spokane Valley. The US 395 North Spokane Corridor project is currently mapped to be west of Ralph Street and does not affect this property.		
SITE:	±16,200 SF per County Records (Parcel #35153.1410)		
ZONING:	City of Spokane, HI — Heavy Industrial		
IMPROVEMENTS:	Total Building Area:	± 5,058 SF	
	Office Area:	± 1,571 SF	
	Warehouse Area:	± 3,487 SF	
	HVAC:	Office:	Gas forced air and air conditioning
		Warehouse:	Gas fired unit heaters
	Grade-Level Overhead Doors:	Two (2) 12'W x 14' H	
	Yard Area:	Paved and fenced; see attached plan	
	Parking:	Paved parking lot	
	Utilities:	Avista Utilities services gas and electric. Usage will vary.	
	Sewer & Water:	City of Spokane	
	Construction Type:	Steel frame/metal sliding	
	Age:	1977; office remodel, interior and exterior paint, and new paving in 2010	
	Available:	Immediately	

2022 EXPENSES: Real estate taxes and fire insurance estimated at \$407.00 per month (\$2,938/yr for 2022 real estate taxes and fire insurance estimated at \$1,950.00/yr for 2022).

LEASE PRICE: \$3,977.00/Mo/NNN

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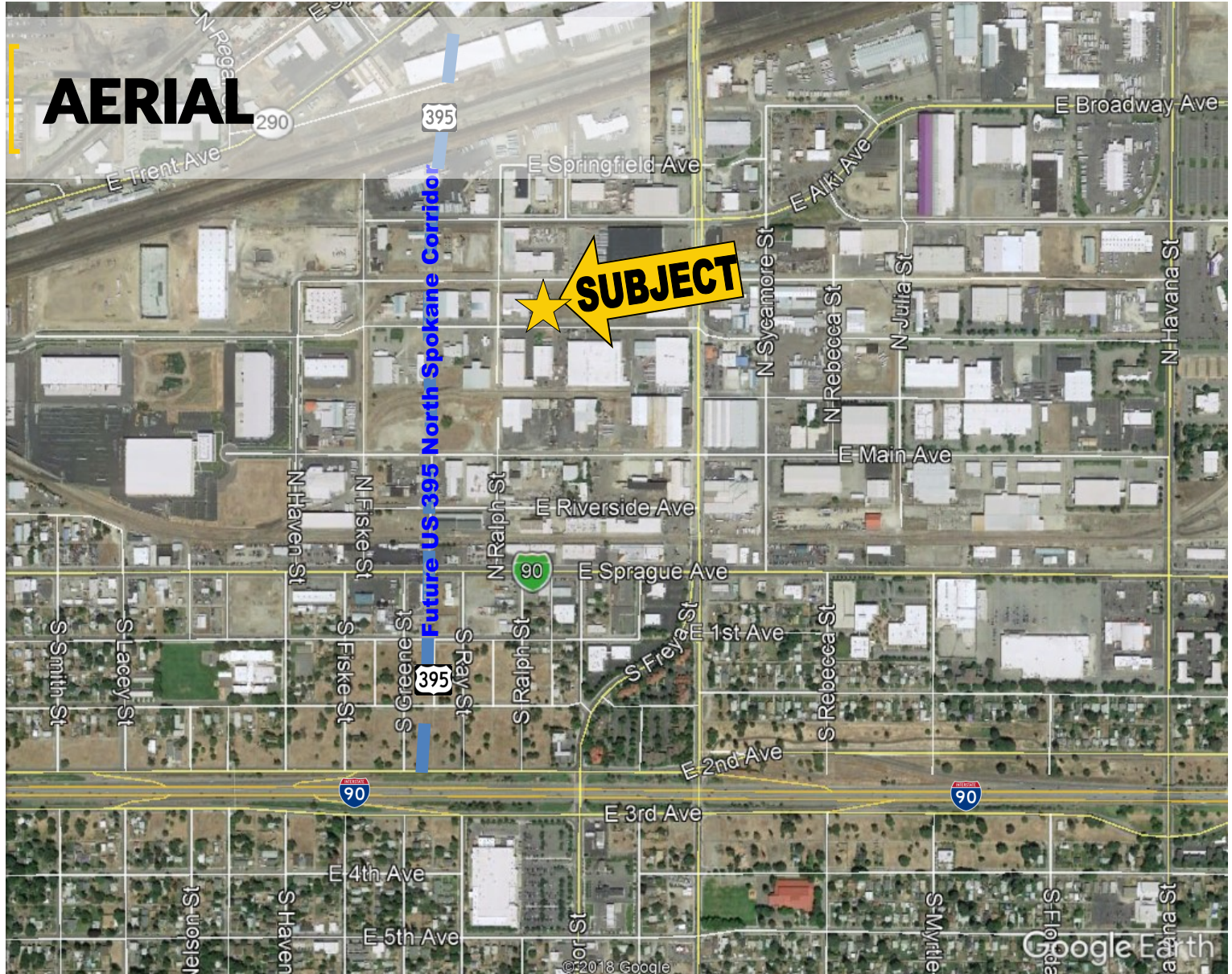
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FLOOR PLAN

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OFFICE/WAREHOUSE/YARD

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