

FOR LEASE



INDUSTRIAL FACILITY FOR LEASE | 5421 E. Desmet Ave., Spokane Valley, WA 99212

LOCATION:	Great central location, 3 blocks north of Broadway between Havana & Fancher and minutes to I-90 via Fancher and/or Broadway Interchanges.	
SITE:	±44,423 SF; Parcel # s: 35141.1201, .1221, .1228, .1229; fully fenced site with two (2) 30' W electronic gates, one on Desmet and one on Stanley.	
ZONING:	City of Spokane Valley, I, Industrial	
IMPROVEMENTS:	Building Footprint Area:	±1,487 SF, open concept office/warehouse
	Heating and Cooling:	One (1) gas unit heater, two (2) Mr. Slim inverter wall mounted A/C units, one (1) exhaust fan
	Grade-Level Overhead Door:	One (1) 16'W x 14'H with electric opener
	Water & Sewer:	Serviced by City of Spokane; sewer connection record dated 2/12/15
	Construction Type:	Steel frame, metal siding, clear span, extremely efficient foam panel construction on roof and walls
	Age:	2015
	Power:	277/480 v 3 phase 200 amp
	Utilities:	Gas & electric serviced by Avista Utilities, all LED lighting in building
	Yard:	Fully fenced, partially paved; yard area has 4 LED area lights with power on each pole; truck heater power at two places in graveled yard.
	Available:	May 1, 2021
LEASE PRICE:	\$3,800.00/Month/NNN	

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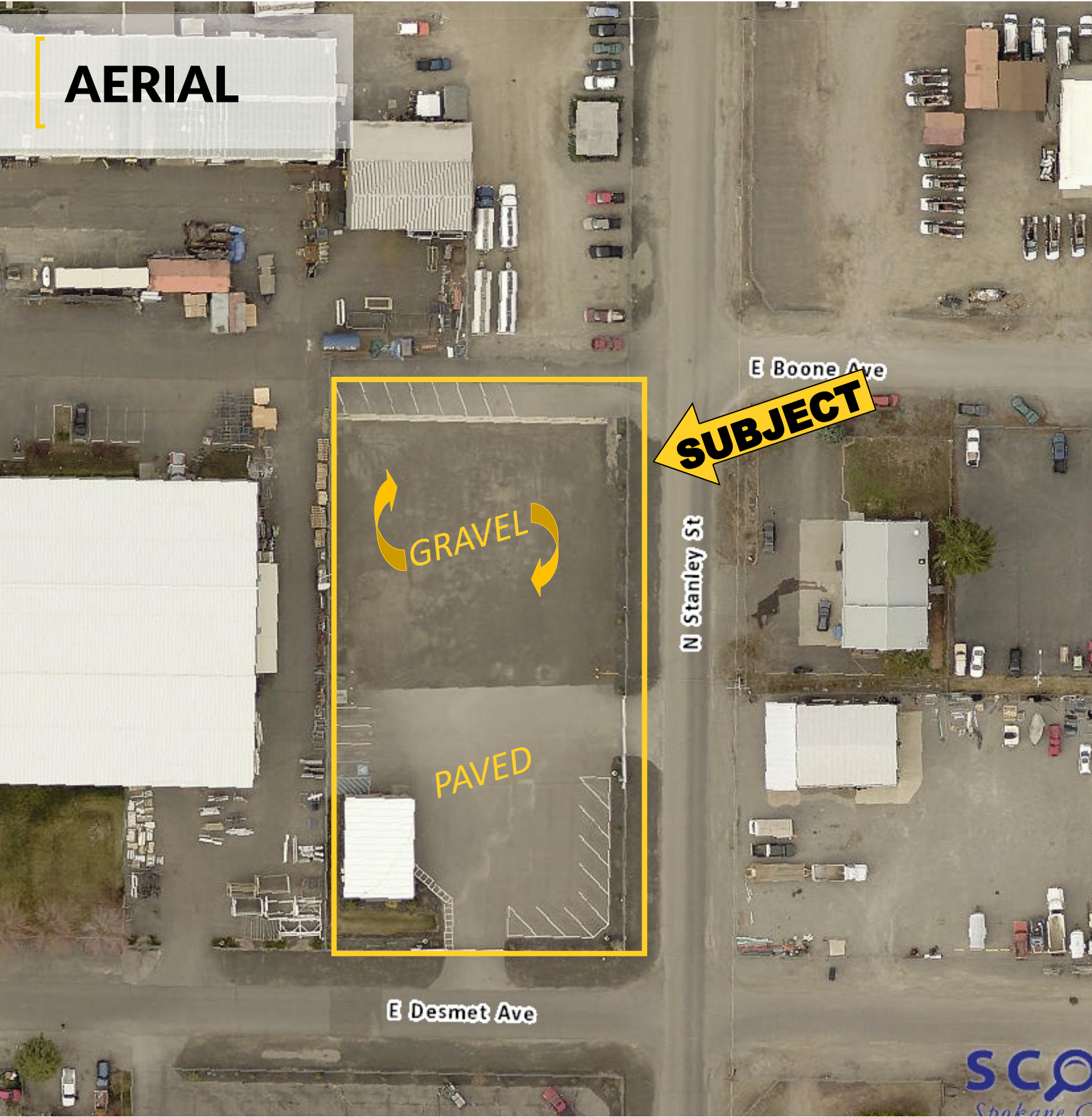
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AERIAL



SUBJECT

E Boone Ave

N Stanley St

E Desmet Ave

SCO
Spokane C

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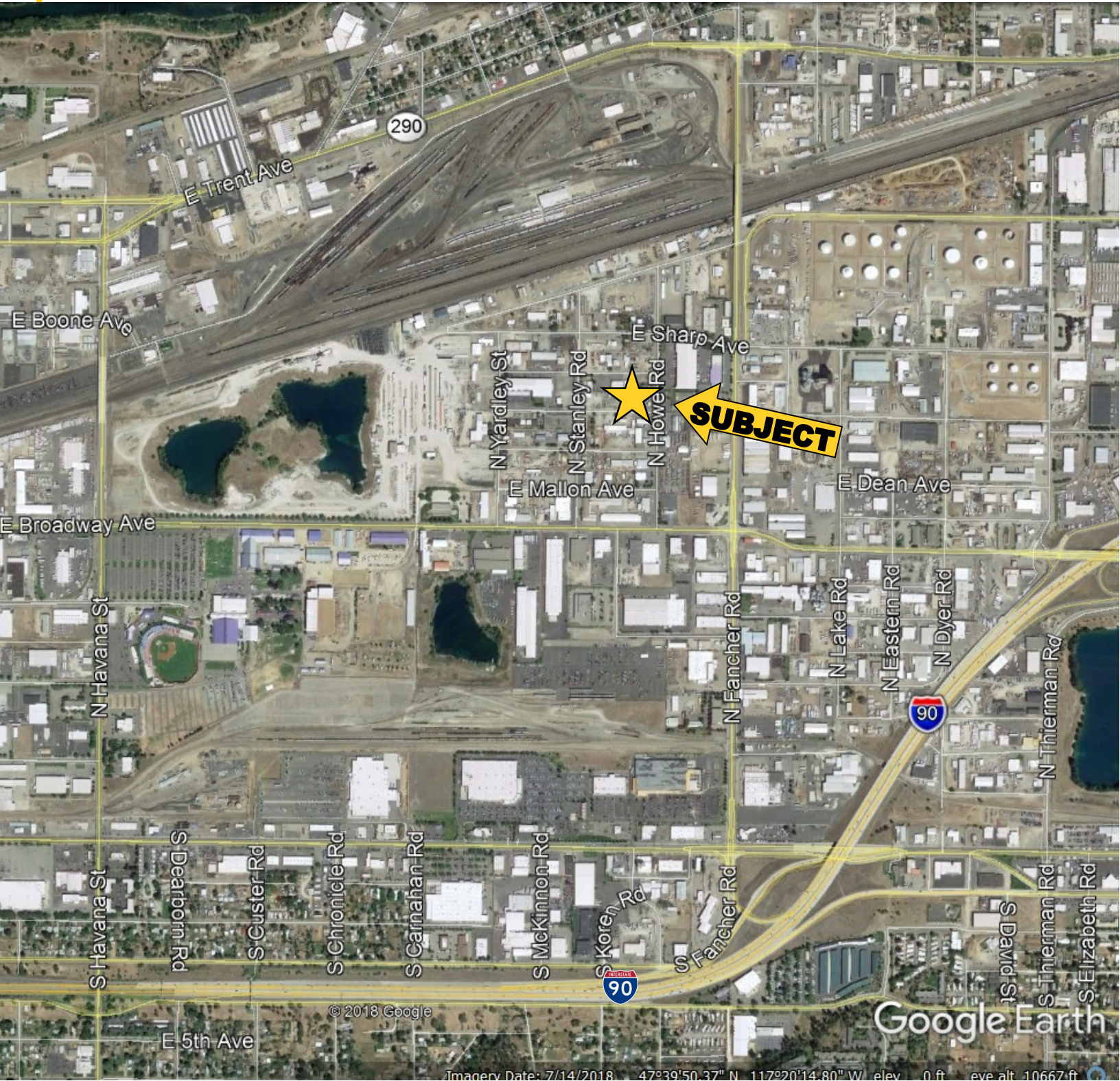


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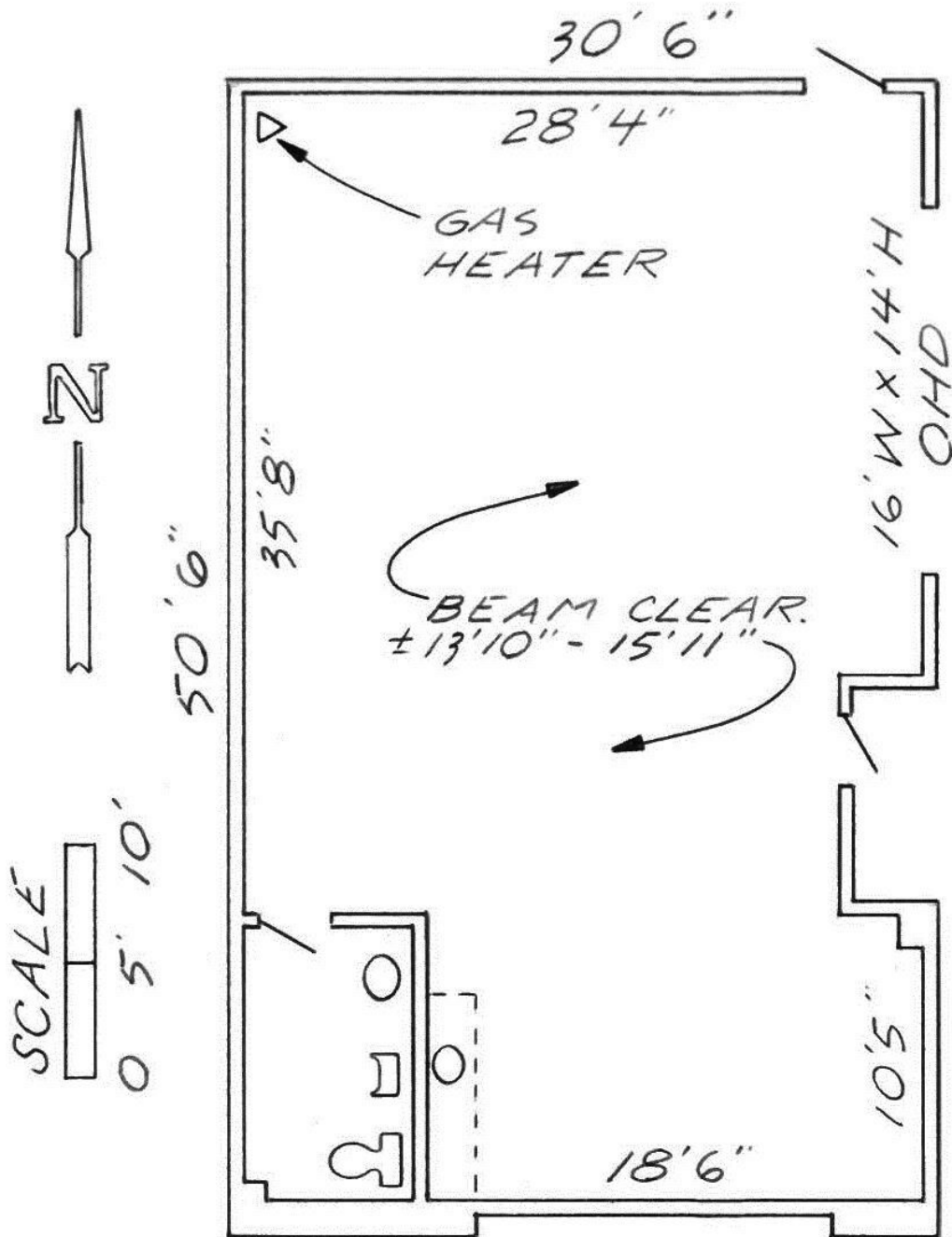


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FLOOR PLAN

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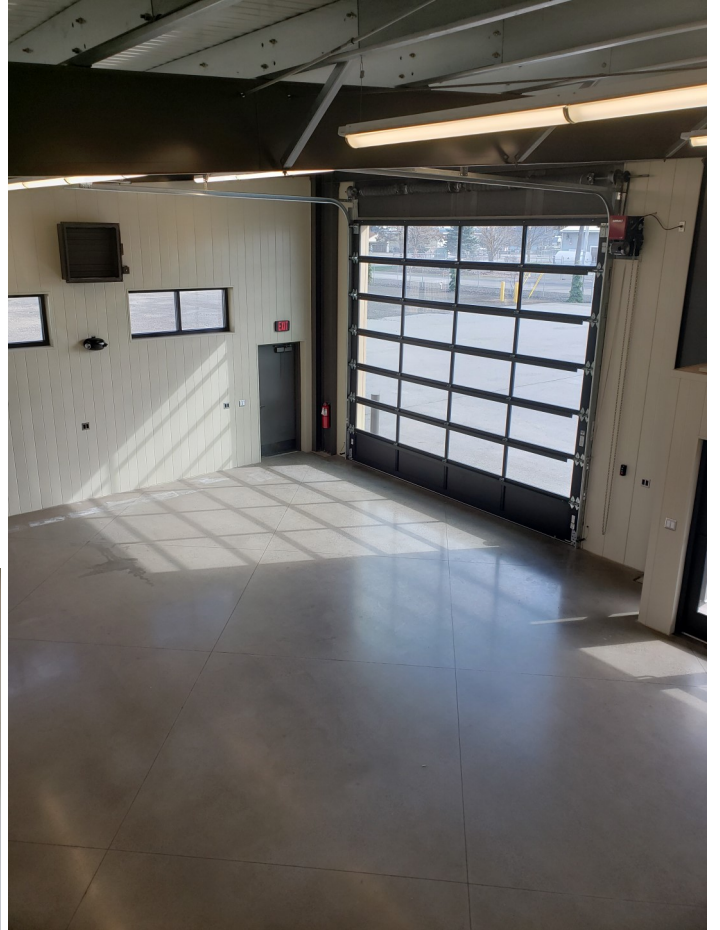
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PICTURES

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