



FOR LEASE

Thorpe Industrial Flex

5807 W THORPE RD

Spokane, WA 99224

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|------------------------|---------------------|
| AVAILABLE SF: | 2,500 - 5,000 SF |
| LEASE RATE: | \$16/SF/NNN |
| NNN EST: | \$3.30/SF |
| OH DOORS: | 14x14 Grade Level |
| CEILING HEIGHT: | 17-Foot |
| ZONING: | Light Industrial |
| SUBMARKET: | West Plains |
| POWER: | 200A/120/208V/3P |

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PROPERTY OVERVIEW

NEW: Class A Industrial Flex Business Park consisting of three buildings with just two (2) contiguous spaces remaining available, ranging from 2,500 SF up to 5,000 SF. The business park is located just West of Downtown Spokane on Thorpe Rd and features small bay warehouses, office, and secured yard space, ideal for a wide range of businesses.

PROPERTY HIGHLIGHTS

- Convenient access to I-90, Geiger Exit, Downtown Spokane and Spokane International Airport
- Storefront doors, Building and Pylon Signage
- Finished open reception/office area with ADA restroom (\pm 250 SF) - Temperature controlled
- 50' x 50' units with gas heat and ceiling fans in the warehouse
- Contact Listing Broker for more information

INTERIOR PHOTOS



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LEASE SPACES



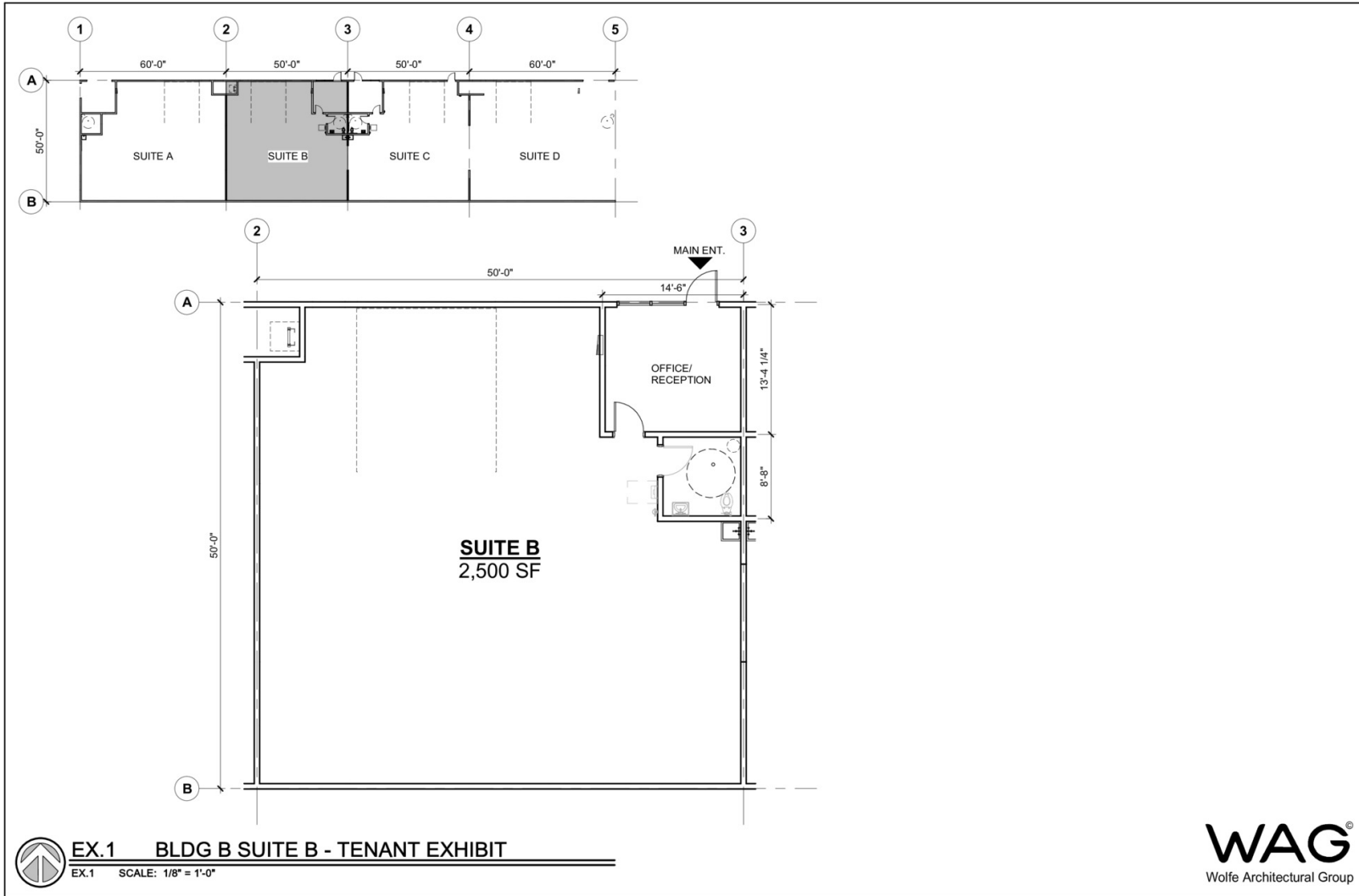
AVAILABLE SPACES

| SUITE | STATUS | SIZE (SF) | LEASE TYPE | LEASE RATE |
|-------------------------------|-----------|-----------|------------|---------------|
| ■ 5807 Suite B or C | Available | 2,500 SF | NNN | \$16.00 SF/yr |
| ■ 5807 Suite B and C Combined | Available | 5,000 SF | NNN | \$16.00 SF/yr |

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FLOOR PLAN



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AERIAL MAP



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