

**FOR LEASE**

# Cheney Professional Warehouse

**30 FRED JOHNS WAY**

Cheney, WA 99004

**PRESENTED BY:**

**OMAR SADAoui, CCIM**

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WA #22008121



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	<b>\$7,500/MO/NNN</b>
<b>BUILDING SIZE:</b>	<b>8,919 SF</b>
<b>LOT SIZE:</b>	3.01 Acres
<b>YEAR BUILT:</b>	2019
<b>NNN EST:</b>	<b>\$1,160/MO</b>
<b>ZONING:</b>	BP (Business Park)
<b>APN:</b>	13232.0091
<b>VIDEO:</b>	<a href="#">View Here</a>

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### PROPERTY OVERVIEW

Custom built warehouse and office space situated on 3 acres in Cheney, WA. The property includes: Free high speed fiber internet, 8 private offices, large showroom area, 1 large conference room, 3 restrooms, 2 fully furnished breakrooms, and the mezzanine area may qualify as a caretakers residence. Owner is a licensed real estate broker in the State of Washington. Available: 08/01/2026.

### PROPERTY HIGHLIGHTS

- Warehouse: 4,800 SF
- Office Main Floor & Mezzanine: 2,400 SF + 1,719 SF
- 16' Ceiling Height
- 3 OH Doors - (2) 14'x11' and (1) 14'x20'
- 400A/208/120/3-Phase

**ADDITIONAL PHOTOS**



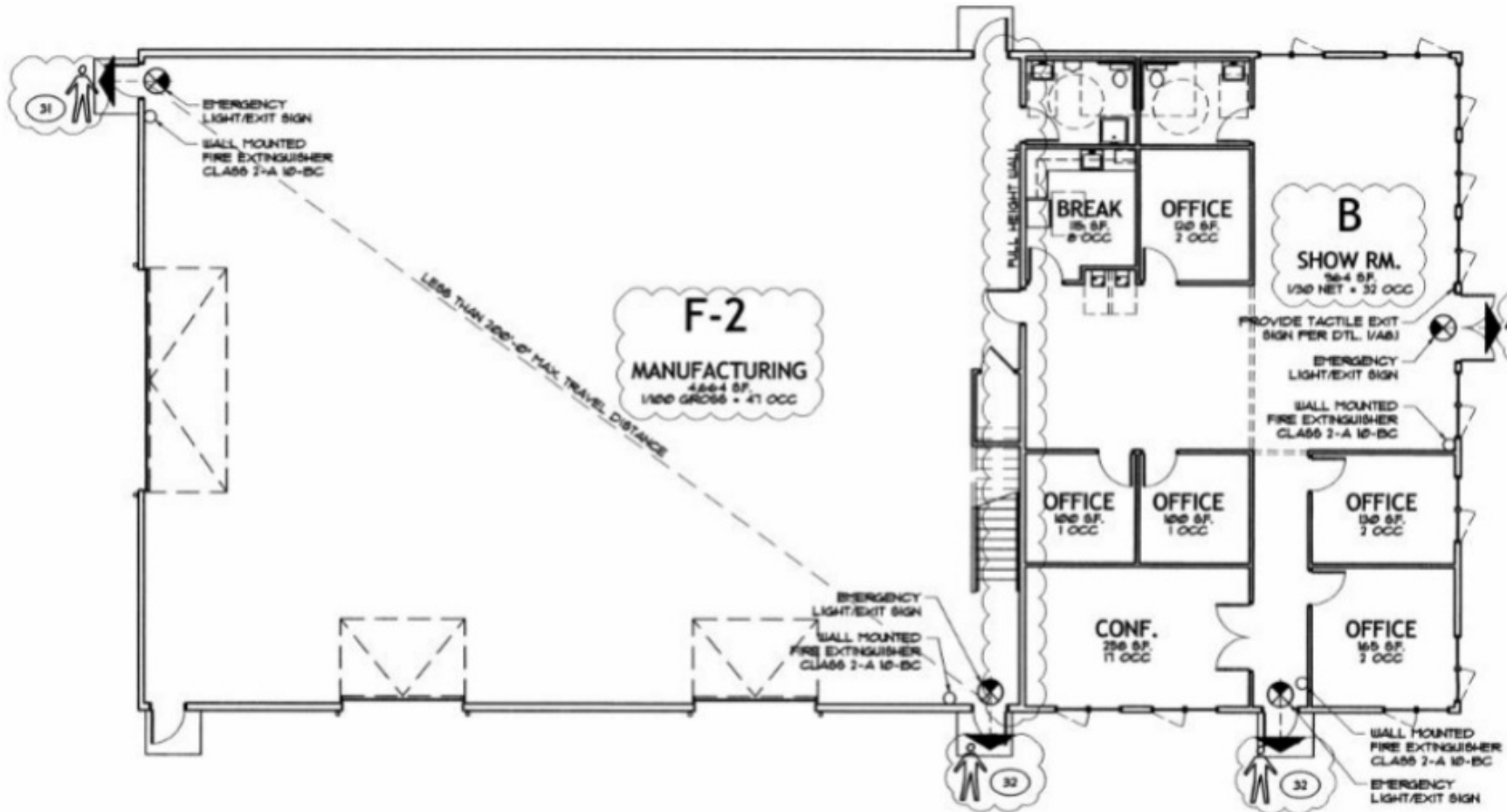
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# MAIN FLOOR PLAN



**1** **MAIN FLOOR CODE PLAN**  
 A2.0 SCALE: 1/8" = 1'-0"  
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# LOCATION MAP



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