

# Downtown Office / Showroom / Warehouse

345 E. 3<sup>rd</sup> Ave | Spokane, WA 99202

**FOR LEASE:**  
Downtown  
Spokane  
Industrial /  
Flex Facility



For information, contact:

*Ryan Clifford*  
**(509) 456-2530**

Lease Type: NNN  
\$5,950/Mo + NNN

Clifford Enterprises  
818 W. Riverside Ave.  
Suite 660  
Spokane, WA 99201

## PROPERTY FEATURES:

- Corporate maintained facility, first time on the market in over 20 years!
- Excellent downtown location near I-90 interchange at Division
- ±7,162 SF facility on approx. ½ acre lot w/ plenty of parking
- 1<sup>st</sup> Level: ±2,224 SF office area, including reception / showroom in front  
±3,264 SF shop / warehouse, 20' interior clear height.
  - (2) grade level truck doors: 20' wide on south side & 12' wide steel door on west side
- 2<sup>nd</sup> Level: ±1,674 SF office area, ±1,566 SF storage
- 3-Phase power & gas-fired radiant heat in warehouse, air conditioned office areas
- Available 5/1/18

The above statement was made based upon information furnished by the owner or from sources which we believe are reliable. While we do not doubt its accuracy we have not verified it and we do not make any guarantee, warranty or representation about it. It is your responsibility to independently verify its accuracy and completeness. Your tax, financial, legal and toxic substance advisors should conduct a careful independent investigation of the property and its suitability for your needs, including contacting the appropriate governmental offices for zoning and land use information.

# Location



CE

CLIFFORD  
ENTERPRISES

GROUND LEVEL

