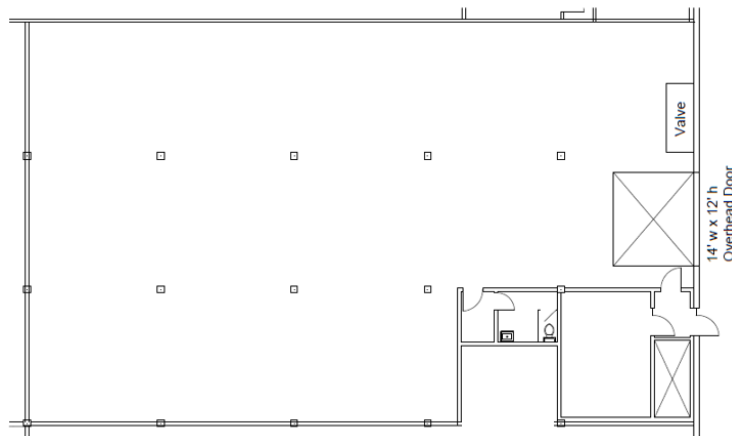




Representative Photo

## BUILDING 3, SUITE J

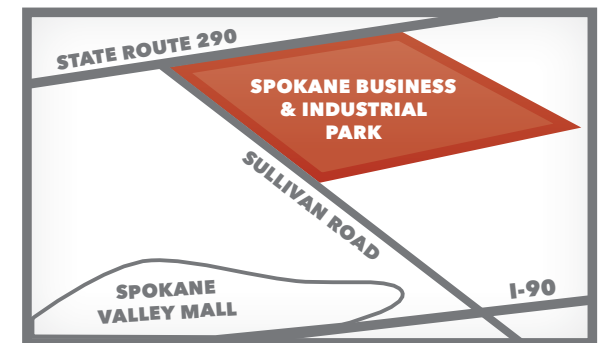


## PROPERTY FEATURES

|                            |                                |
|----------------------------|--------------------------------|
| <b>BUILDING SITE:</b>      | Dock Access                    |
| <b>SQUARE FOOTAGE:</b>     | 5,850 SF                       |
| <b>OFFICE AREA:</b>        | 446 SF                         |
| <b>CLEAR HEIGHT:</b>       | 16'10"                         |
| <b>POST CONFIGURATION:</b> | Posts 20' on Center            |
| <b>HEAT:</b>               | Gas Forced Air                 |
| <b>OVERHEAD DOORS:</b>     | 1 - 12'x14'                    |
| <b>LIGHTING:</b>           | LED                            |
| <b>SPRINKLERS:</b>         | Yes                            |
| <b>ELECTRICAL:</b>         | 200 amp, 120/208 volt, 3-phase |
| <b>TYPE OF LEASE:</b>      | NN                             |

## SHELL RATE \$0.69 PSF/MO NNN

WITH ANNUAL INFLATIONARY INCREASES



- ✓ Rail served by BNSF and UP
- ✓ Most competitive industrial lease rates in the Inland NW
- ✓ After-hours security
- ✓ On-site management and maintenance team
- ✓ 1.5 miles to I-90

The Park is the region's largest employment center with over 120 resident companies employing more than 4,500 people. Over 4.5 million square feet of space rank The Park as one of the largest business and industrial parks in the country.

Our team of management professionals stands ready to provide all the information and planning assistance required for your company's relocation or expansion into the region's premier business and industrial park. The Park provides the most flexible and valuable leasing options available and has the resources to customize any one of our spaces to suit your needs.



## KEY FEATURES



20 Minute Drive  
to Spokane  
International Airport



Easy I-90 and  
SR 290 Access



On Spokane Transit  
System Bus Route

Owned and operated by:



### Full Brokerage Commission Paid to Procuring Broker

This property offering contains selected information pertaining to the property (Spokane Business & Industrial Park), but such information shall not be deemed a complete, all-inclusive, or unchanged representation since the date of preparation. No warranty as to the accuracy or completeness is expressed or implied by the Owner. The prospective lessee should verify each item of information and have the same reviewed by his/her advisor and/or legal counsel. This summary is intended solely for your own limited use in considering whether to pursue negotiations to lease the property.