

# PRIME LOCATION CLASS A WAREHOUSE



## 63,438 SF FOR LEASE

### PLAYFAIR BUILDING 2 SPOKANE, WA 99202

#### Property Details

60,503 SF Warehouse  
2,935 SF Office

- 24' Clear Height
- 75' x 50' Column Spacing
- ESFR Sprinkler System
- LED Efficient Lighting
- Insulated Building
- Ample Parking

**Available**  
**September 1<sup>st</sup> 2026**

#### Additional Features

- **1 Minute** from Future North-South Freeway
- **6 Minutes** to Downtown Spokane
- **13 Minutes** to Spokane International Airport

**63,438 SF**  
**AVAILABLE**

**DIVISIBLE TO**  
**7,500 SF**

**OPEN**  
**LISTING**  
**FOR ALL**  
**BROKERS**

# FOR LEASE | OFFICE / WAREHOUSE

PLAYFAIR BUILDING 2 | SPOKANE, WA 99202

## ADDITIONAL DETAILS

## PLAYFAIR BUILDING 2

SPOKANE, WA 99202



**Base Rent: \$0.95/SF/MO + NNN**

### Loading:

- (9) 9' x 10' Dock High Doors
  - Dock Levelers
  - Dock Curtains
- (2) 12' x 14' Drive-in Grade Level Door

### Zoning:

- Heavy Industrial
- Located Within the CEZ Zone
  - Sales tax deferral may be available for manufacturing construction

### Power:

- 480V 3 Phase Power 2500 Amp

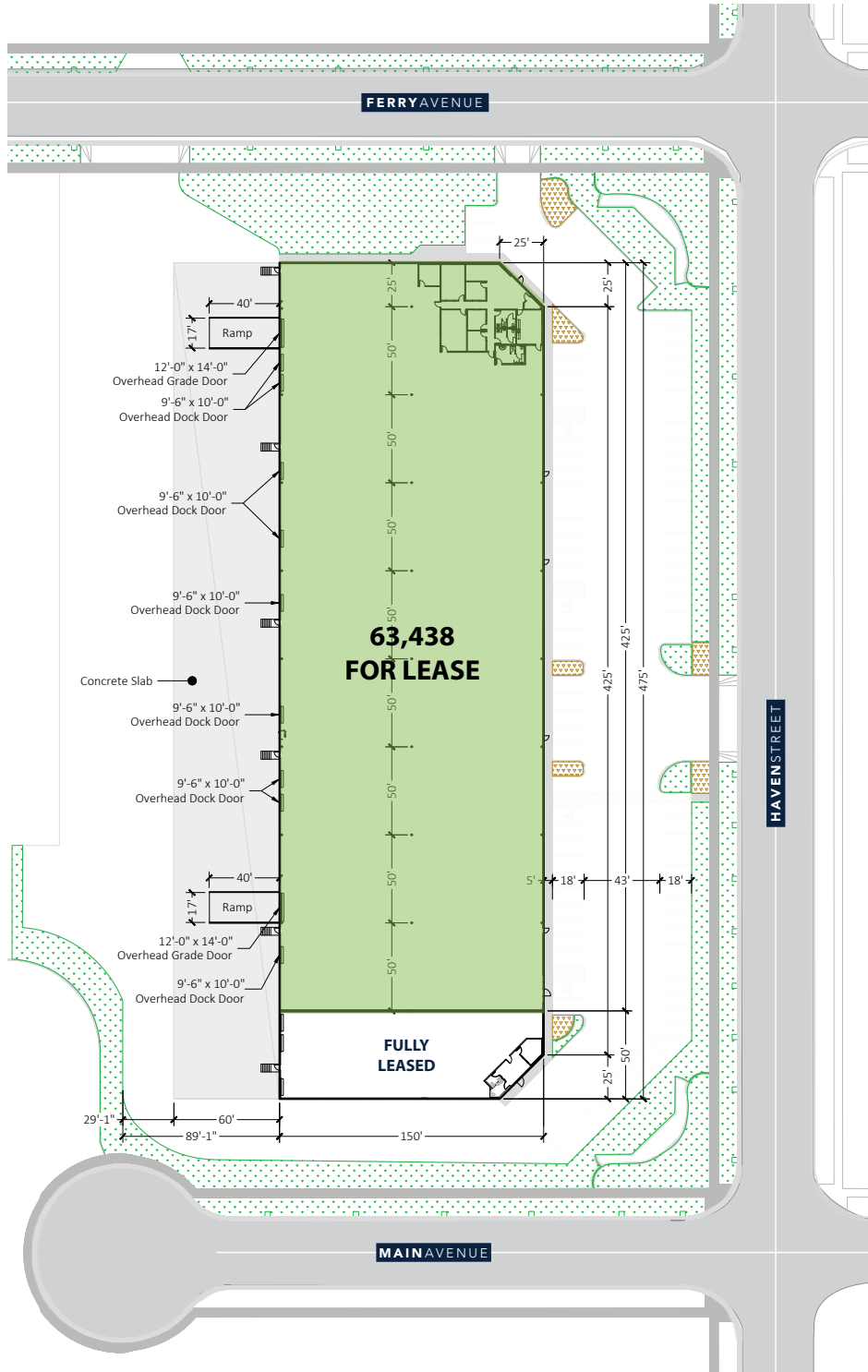
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## FLOORPLAN - WAREHOUSE

PLAYFAIR BUILDING 2

SPOKANE, WA 99202



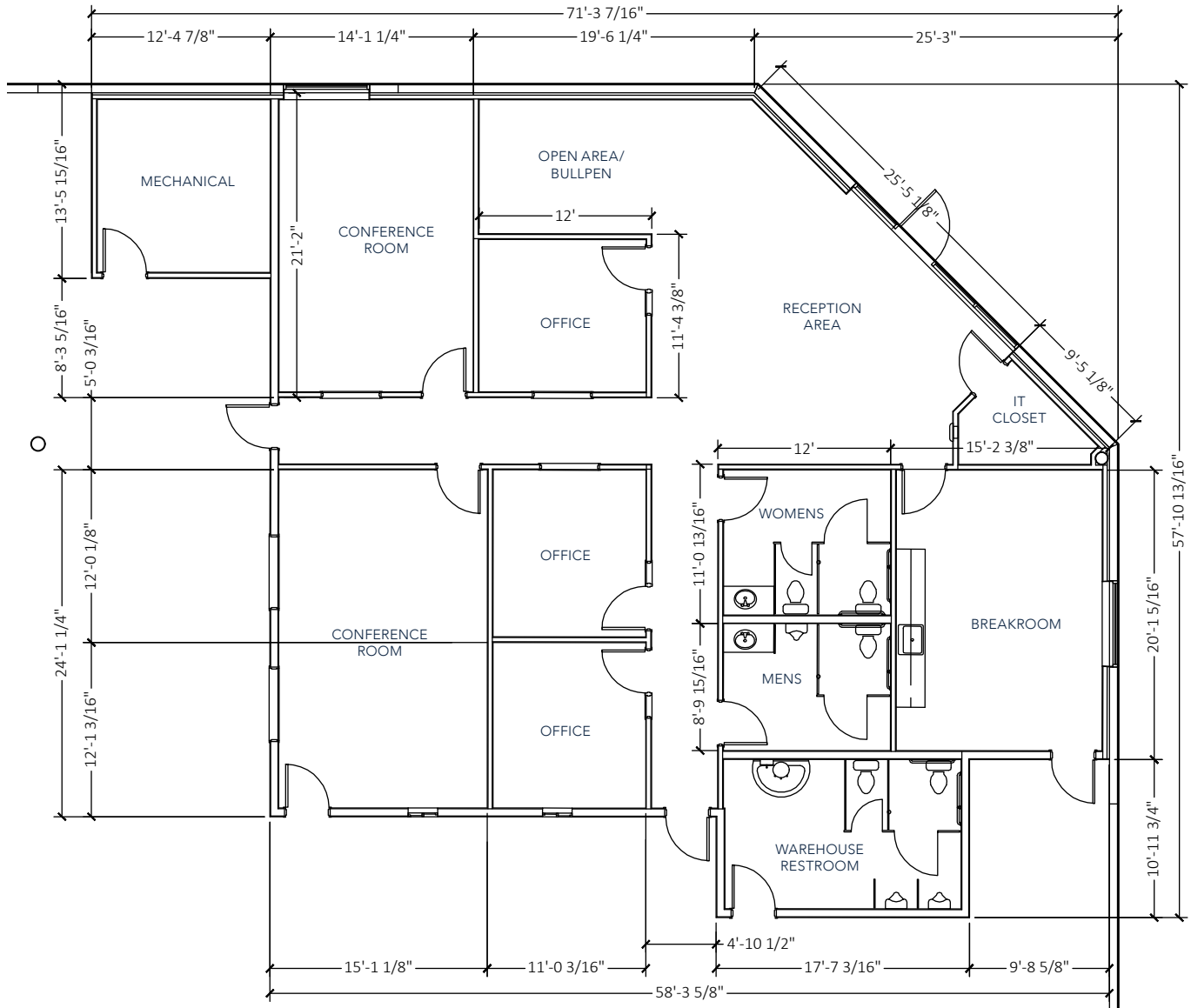
# FOR LEASE | OFFICE / WAREHOUSE

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## FLOORPLAN - OFFICE

PLAYFAIR BUILDING 2

SPOKANE, WA 99202



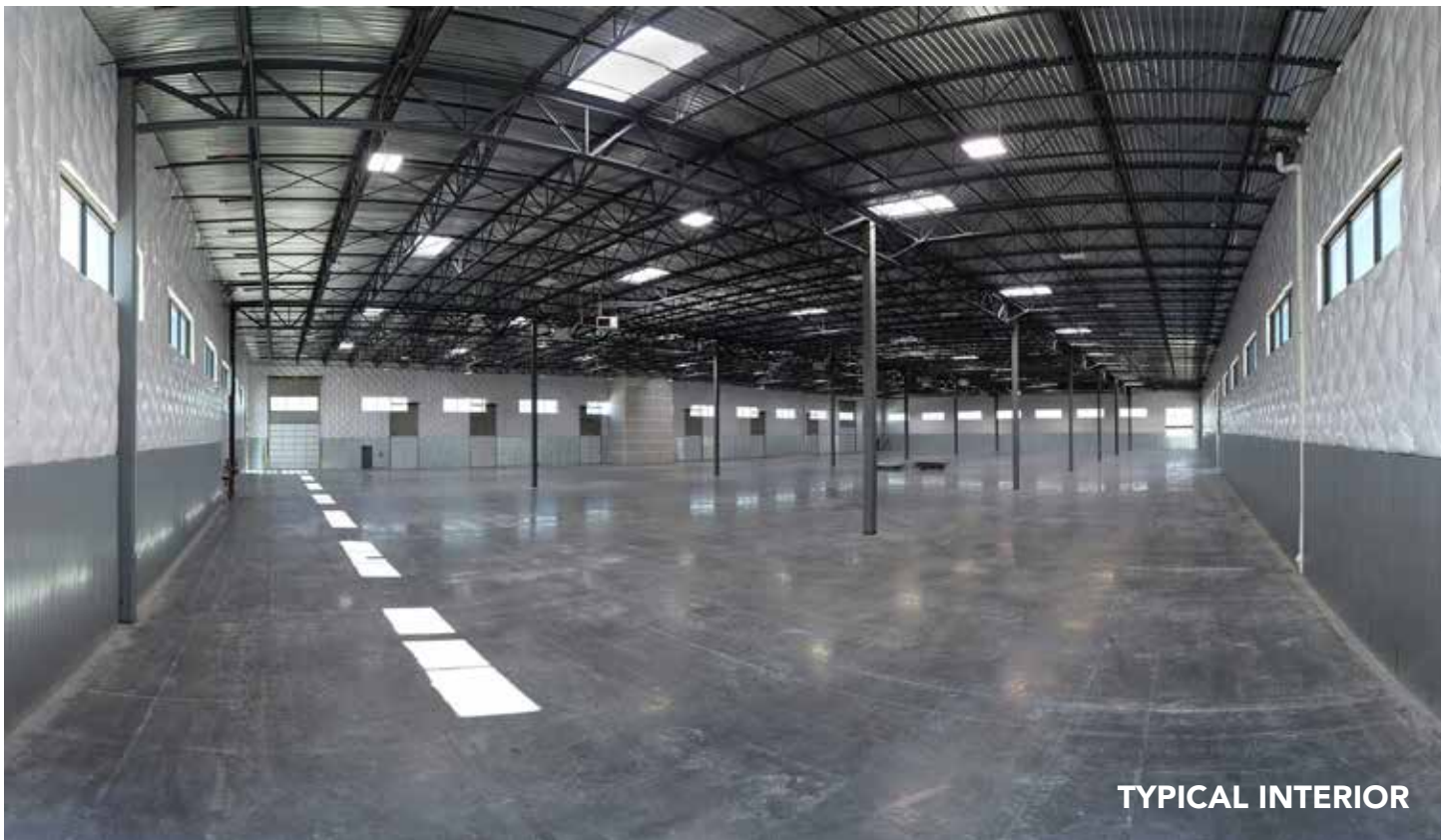
# FOR LEASE | OFFICE / WAREHOUSE

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## IMAGES

## PLAYFAIR BUILDING 2

SPOKANE, WA 99202



TYPICAL INTERIOR



COMMERCE PARK LANDSCAPING

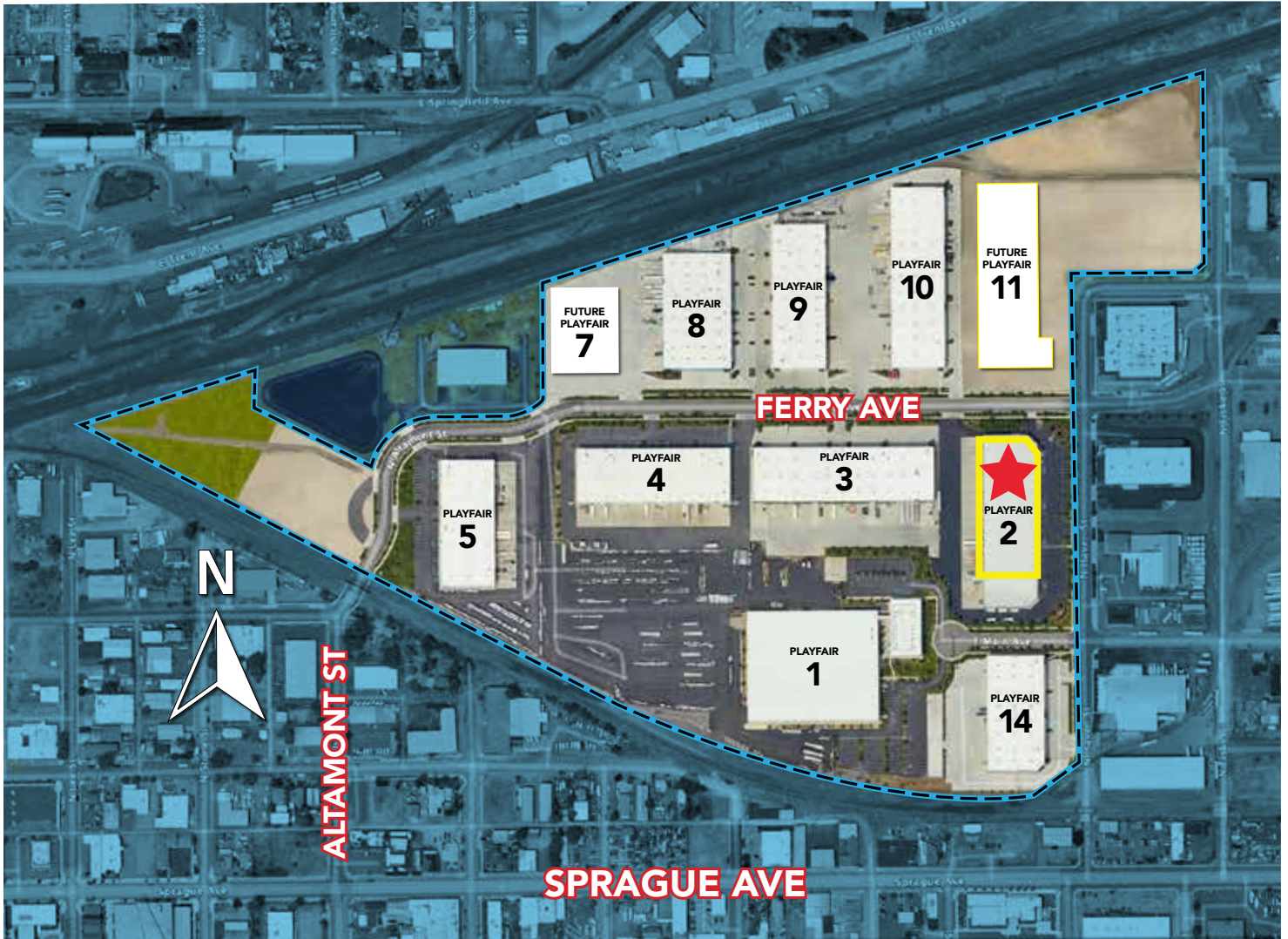
# FOR LEASE | OFFICE / WAREHOUSE

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## AERIAL VIEW

## PLAYFAIR BUILDING 2

SPOKANE, WA 99202



Total Available: 63,438 S.F.  
Building Size: 70,625 S.F.

# FOR LEASE | OFFICE / WAREHOUSE

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## AERIAL MAP

## PLAYFAIR BUILDING 2

SPOKANE, WA 99202



Future US 395 - North Spokane Corridor

## THE BENEFITS OF PLAYFAIR DID YOU KNOW...

**TOP 100 Metropolitan Statistical Area (MSA)**  
**TOP 75 Combined Statistical Area (CSA)**

### NEW ROADS AND INFRASTRUCTURE

Streets are extra wide with street lights, sidewalks and landscaping on both sides.

**POWER** All parcels have 13,200 V power underground.

**Most Conveniently Located  
Industrial / Business Park**

**UTILITIES** Extra large water, sewer, gas lines installed to all lots.

**WEATHER** Playfair is located at lower elevation than all other large parks in Spokane County, assuring the least snow and ice.

### FERRY/ALTAMONT CONNECTION

New Ferry/Altamont connection to I-90 in the works.