



# Offering Memorandum



**6012 & 6010 East Trent Avenue**

**SPOKANE VALLEY, WA 99212**

**PRESENTED BY:**

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WA #44400

## PROPERTY SUMMARY

### 6012 & 6010 EAST TRENT AVENUE

SPOKANE VALLEY, WA 99212

#### OFFERING SUMMARY

\$7,624 NNN

#### LEASE RATE:

\$15.29 / SF / NNN

NNN estimate \$1.75 / SF

#### BUILDING SIZE:

5,968 SF

3,000 SF open  
warehouse/shop area

950 SF showroom area

#### AVAILABLE SF:

700 SF office &  
conference area

1,200 SF separate shop  
with restroom

#### LOT SIZE:

38,170 SF



## PROPERTY SUMMARY

Commercial Building for Lease in Spokane Valley, WA commercial corridor.

## PROPERTY HIGHLIGHTS

- Renovated in 2004
- Excellent exposure to East Trent Ave
- East Trent Avenue Daily Traffic: 24,000±
- Suitable for retail, production and/or warehouse space
- Good signage and easy access to all of Spokane via Trent Avenue and Fancher Road with the freeway minutes away
- Extra land for additional parking/yard area at back of property approx. 18,000 sq. ft.



**Trent and Fancher  
Location for easy  
access to all of  
Greater Spokane  
Area.**



**Large fenced and  
secured yard area.**

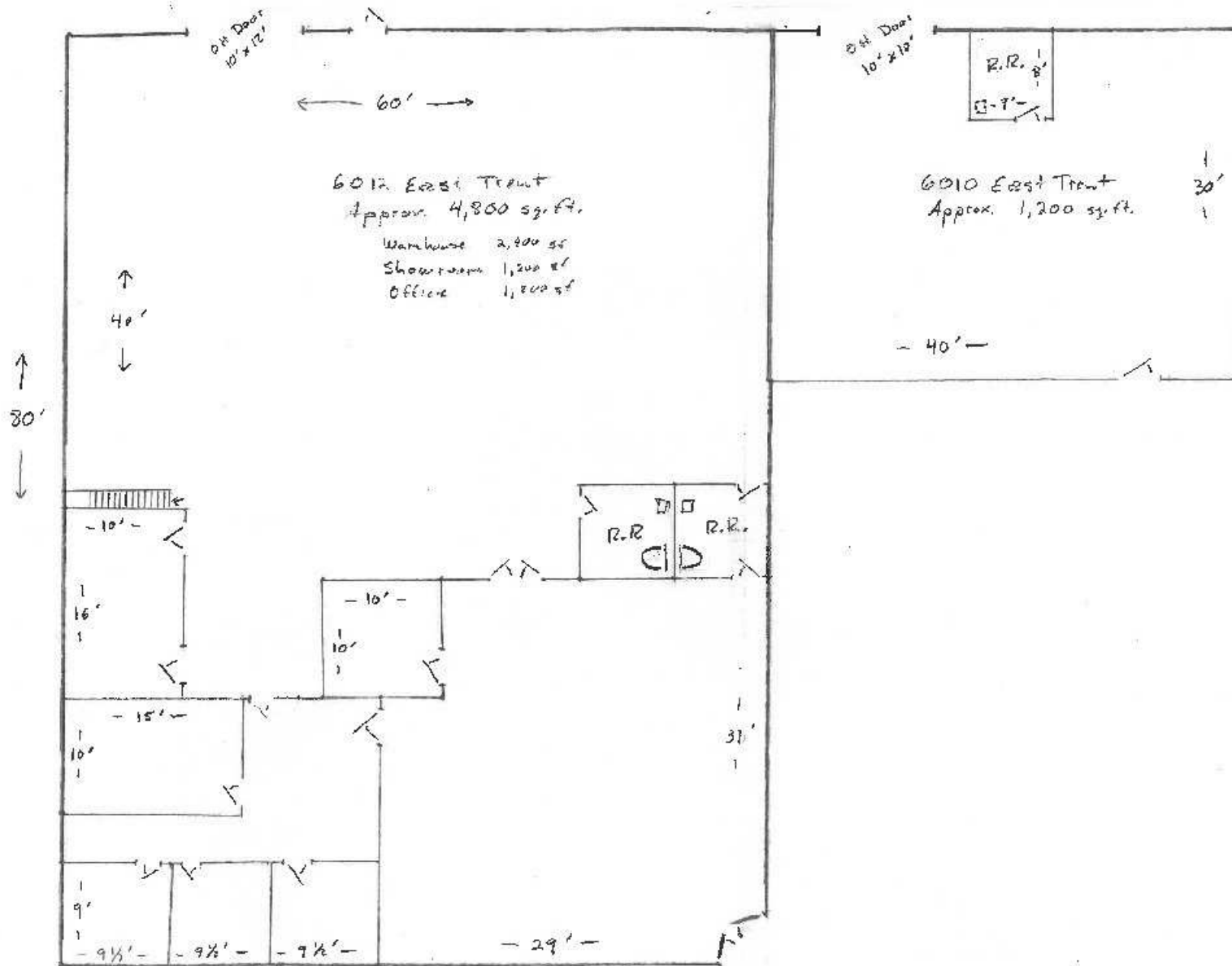


**Trent Avenue  
Address for signage  
and business  
exposure.**

# PROPERTY PHOTOS

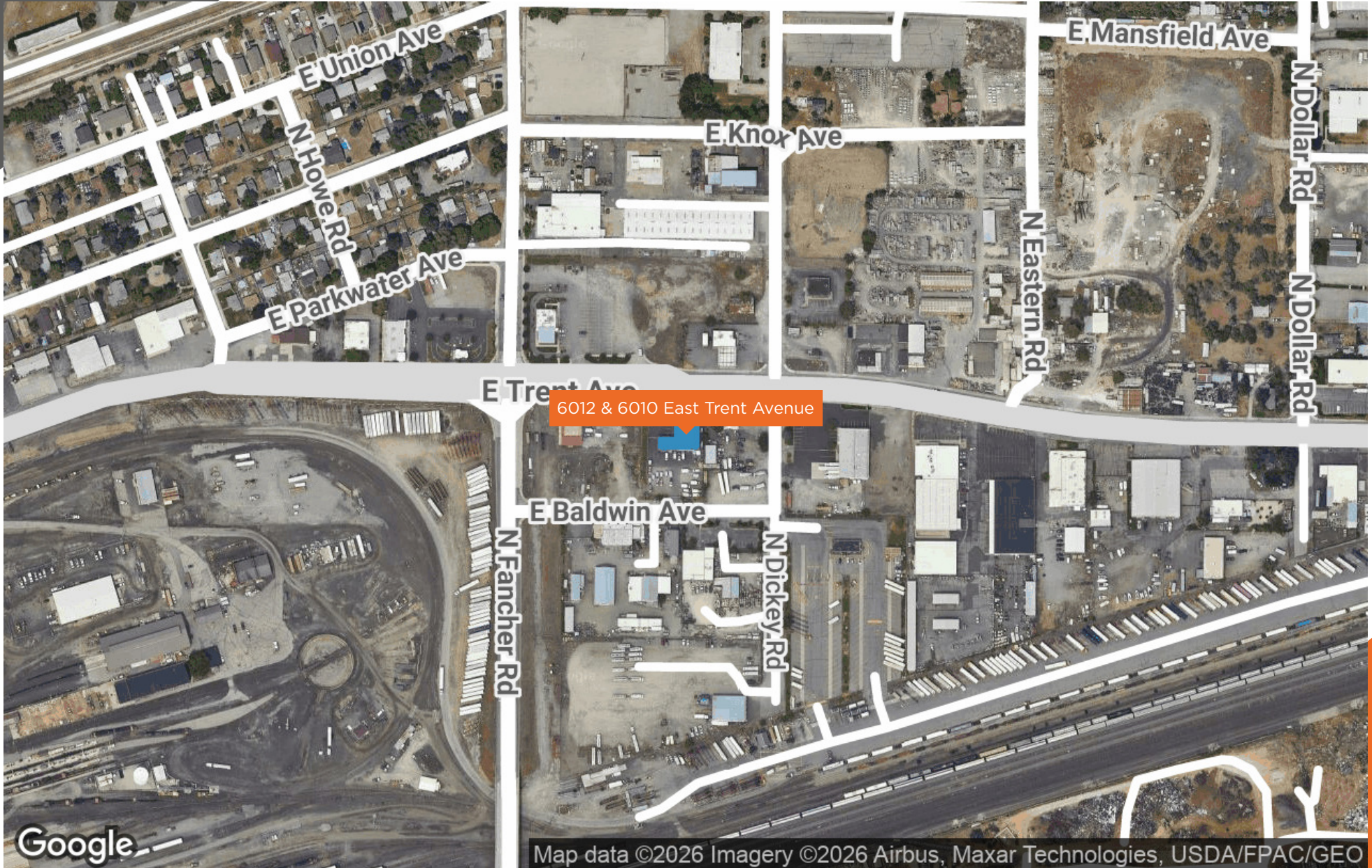


# FLOOR PLAN

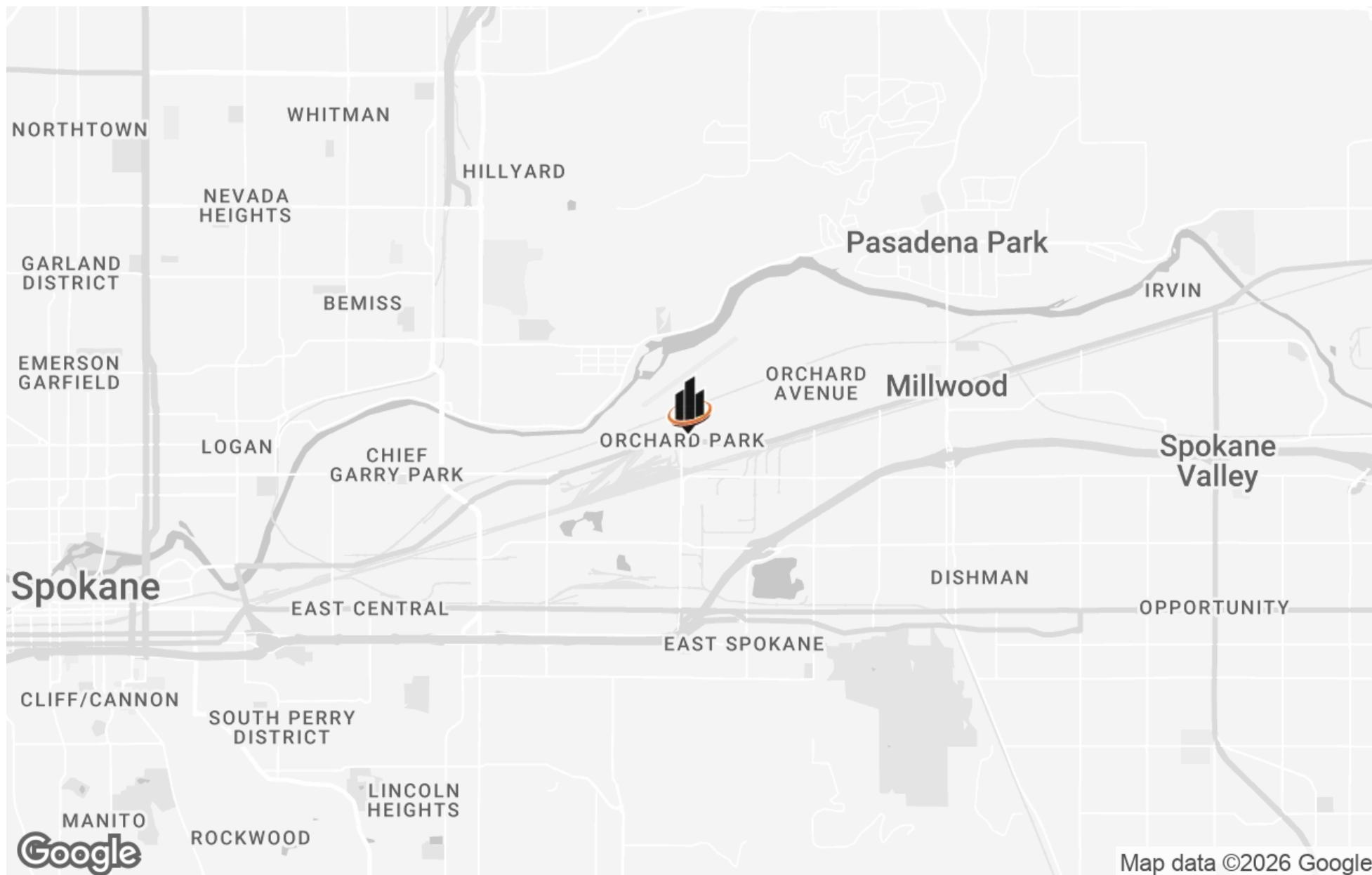




# REGIONAL MAP



# AERIAL MAP



## MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

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