

FOR LEASE



INDUSTRIAL SPACE
59,011 SF – 509,560 SF

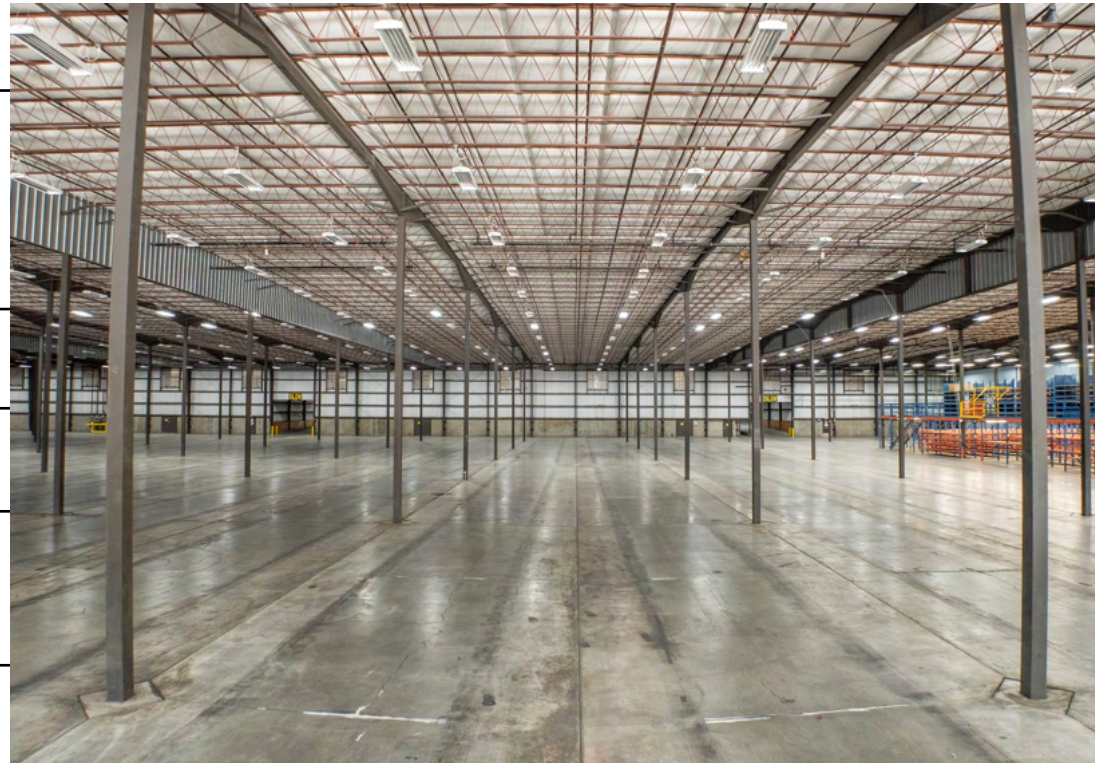
10110 W. AERO ROAD,
SPOKANE, WA 99004

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Aerohold, LLC

LEASE SUMMARY

STARTING RENT	\$0.59/SF NNN
LEASABLE UNITS	59,011 SF - 509,560 SF (11,200 SF Office Currently)
POSSIBLE USES	Warehouse Distribution Manufacturing R&D
STARTING CAM	\$0.10/SF Single Tenant \$0.12/SF Multi Tenant
LOT SIZE	43.86 Acres
YARD	8.7 Acres
POWER	1200 Amps 277/480 V Currently, 3000 Amps Available (West Building) 800 Amps 277/480 V Currently, 3000 Amps Available (East Building)
COLUMN SPACING	35' x 40'
CLEAR HEIGHT	25' - 26.6'
LOADING	40 Dock-High Doors 4 Drive-In Doors (Additional Dock-High and Drive-Ins Available)
ZONING	L-I





**ADDITIONAL
YARD
8.7 Acres**

PROPERTY OVERVIEW

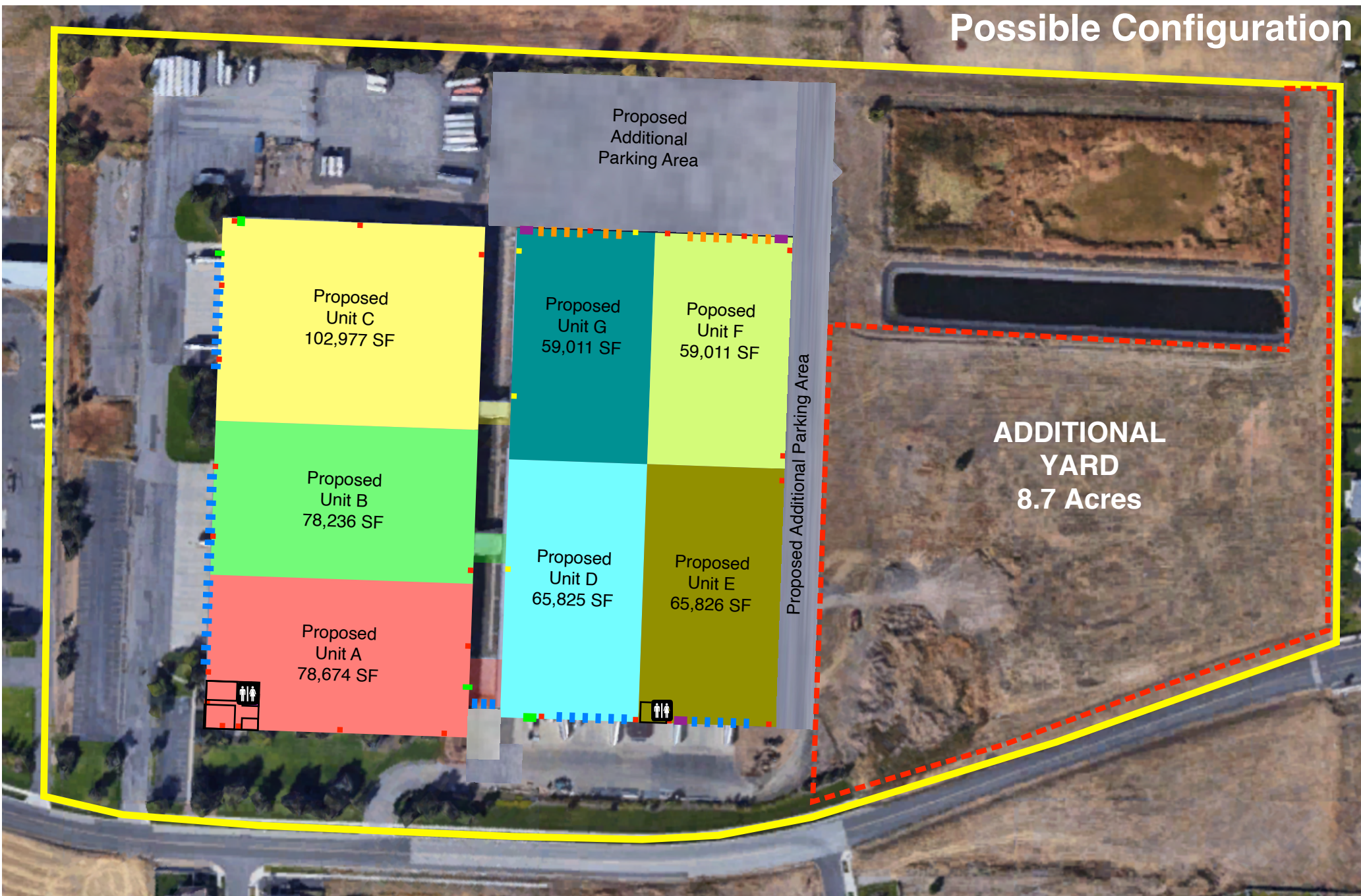
- ✓ 59,011 - 509,560 SF Warehouse, Distribution, Manufacturing, R&D
- ✓ 11,200 SF Office Space
- ✓ HVAC in Office Area
- ✓ Gas Heaters in Warehouse
- ✓ ESFR Fire Sprinklered

- ✓ 8.7 Acres Yard
- ✓ 40 Dock-High and 4 Drive-In Doors (Additional Dock-High & Drive-In Doors Available)
- ✓ LED Lighting Throughout
- ✓ Located next to I-90, H-902 and Spokane International Airport

IMPORTANT: The information contained herein (on this page and included pages) has been obtained through sources deemed reliable but cannot be guaranteed or relied upon as to its accuracy. Any information should be verified through independent sources by interested parties. All measurements and calculations are approximate. The property may no longer be available for sale or lease, may be withdrawn, its offering price changed, or sold or leased to another party at anytime and without notice. Please do not provide any information deemed private or confidential.

Aerohold, LLC

Possible Configuration



EXISTING INFRASTRUCTURE

PROPOSED NEW INFRASTRUCTURE

Blue square: Dock-High Overhead Door

Orange square: Dock-High Overhead Door

Green square: Drive-In Overhead Door

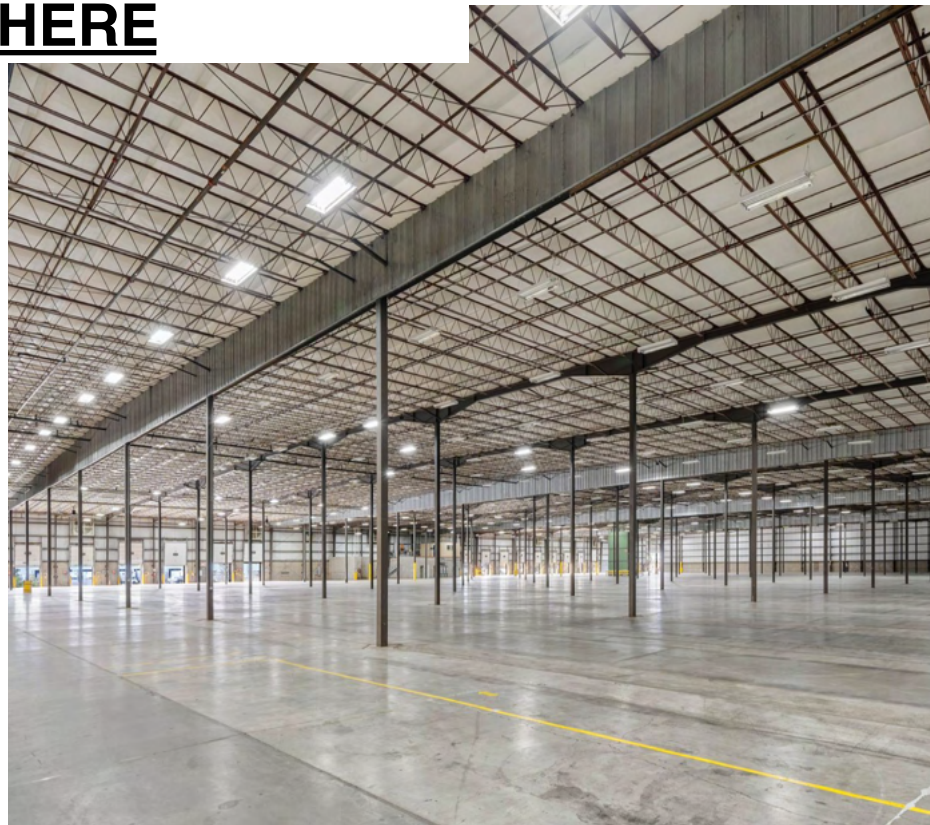
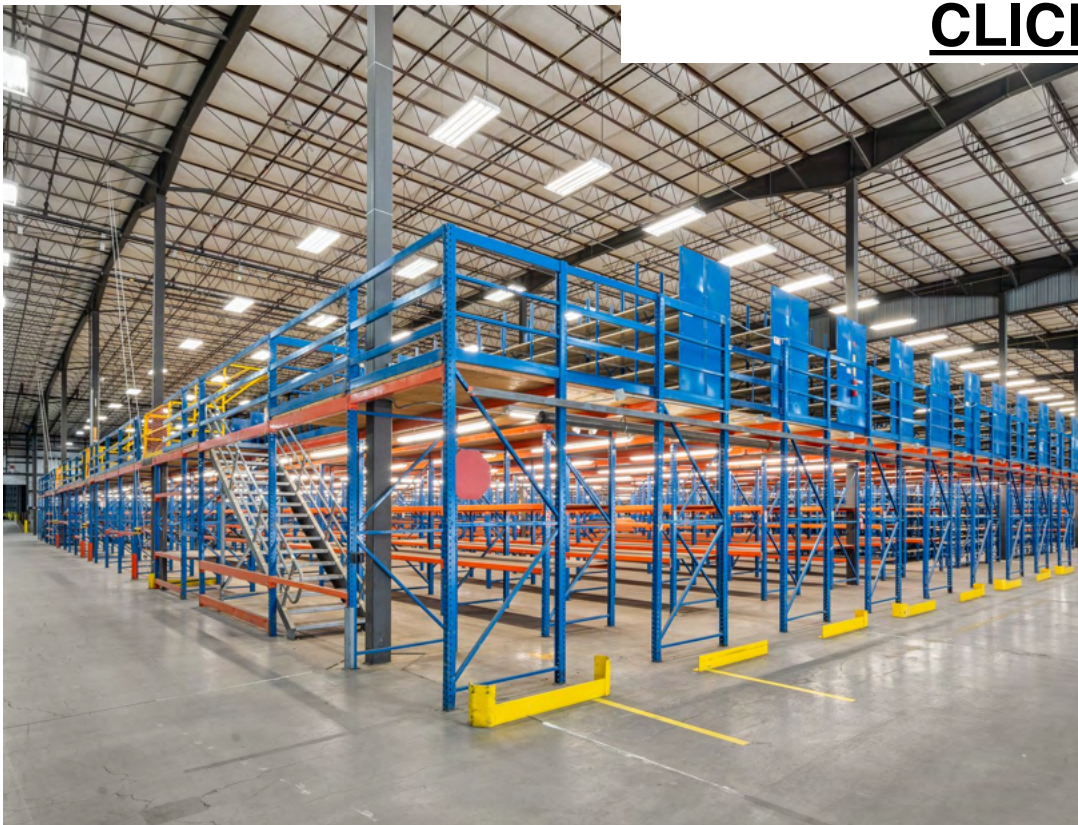
Purple square: Drive-In Overhead Door

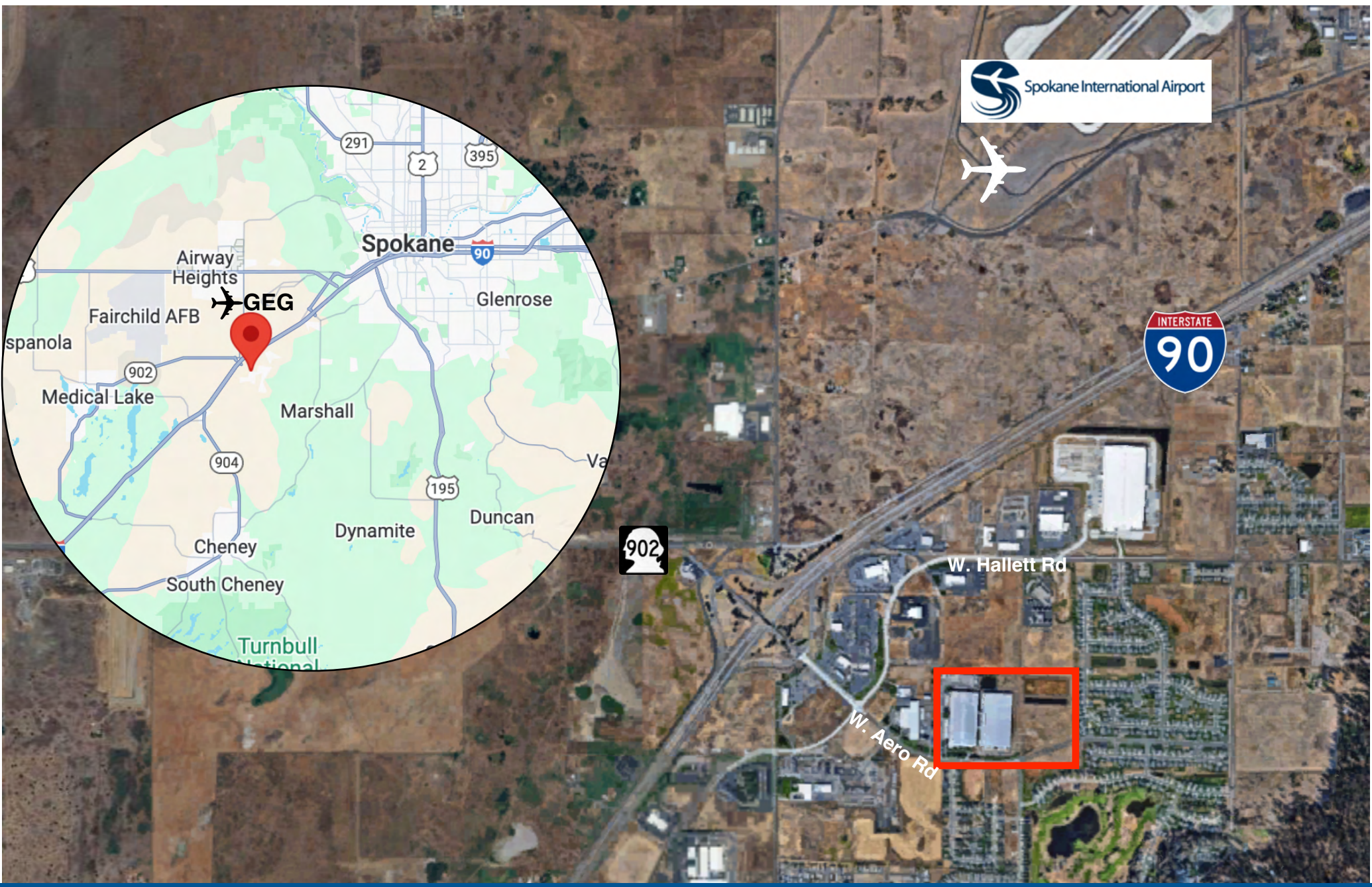
Red square: Personnel Door

Yellow square: Personnel Door



Take a Virtual Tour
CLICK HERE





Spokane International Airport



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