

WAREHOUSE/OFFICE/YARD 4620 E. Trent Ave., Spokane, WA 99212

**LOCATION:** Great location situated on the south side of Trent Avenue between Havana and Fancher. Current location

of Colbalt Truck Equipment.

**SITE:**  $\pm 129,525$  SF (2.97 acres), parcel # 35116.1910 per county records (fee simple site), and  $\pm 52,000$  SF of a

portion of parcel # 35113.1911 (leasehold site), totaling ±4.17 acres.

**ZONING:** City of Spokane, HI, Heavy Industrial

**IMPROVEMENTS:** Total Building Footprint Area: ±21,067 SF in three (3) buildings

Building #1: ±15,907 SF

Office/Showroom Area: ± 4,242 SF

Warehouse Area: ±11.665 SF

HVAC: Office Area: Gas fired forced air, several wall mounted A/C units

Warehouse Area: Gas unit heaters

Building #2: ± 3,600 SF (paint booth and shop)

Building #3: ± 1,560 SF (storage shed)

Water & Sewer: City of Spokane, sewer connection record dated June 1993

Construction Type: Bldg 1: Mixed Masonry & Steel; Bldg 2 & 3: Steel

Age: 1953, 1957, 1964

Land Lease:  $\pm 52,000$  SF of site/yard leased from Avista Utilities and shown on aerial

map attached. Leased from Avista @ \$525.00/month through March 31,

2025. One (1) 10-year option to extend.

Leaseback: 7 year leaseback from the date of closing, payable at \$10,150/month base

rent for year 1, with 2% annual base rent escalations. Lessee pays all utilities, taxes, insurance, and maintenance. Lessor is responsible for roof,

walls, foundation and structural parts of the premises.

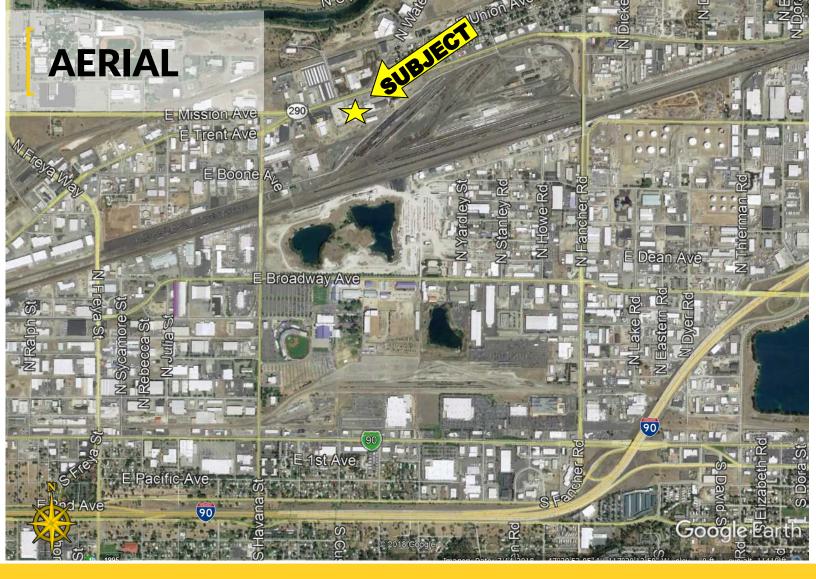
**SALE PRICE:** \$1,900,000.00

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## **SITE PLAN**

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