

FOR SALE



INDUSTRIAL INVESTMENT OFFERING | SELLER LEASEBACK
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:** ±129,525 SF (2.97 acres), parcel # 35116.1910 per county records (fee simple site), and ±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: ±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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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 11/28/18/tp J:\BROKERS\LUCAS DOCS\FLYERS\Trent E 4620 Sale.PUB



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AERIAL



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SITE PLAN

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