

**WAREHOUSE & YARD  
FOR LEASE  
1728 E. BROADWAY AVENUE  
SPOKANE, WA 99202**



<b>LOCATION:</b>	Good close-in eastside location. Easy access to I-90, only blocks from the Hamilton Street Bridge.
<b>SITE:</b>	±22,500 SF. (per County records) Parcel #35163.0415
<b>ZONING:</b>	City of Spokane, L-1; Light Industrial
<b>IMPROVEMENTS:</b>	Building Footprint Area: ±7,991 SF per Field Measurement Office Area: Will build-to-suit office Warehouse Area: ±7,991 SF Yard Area: ±12,000 SF. Paved & fenced Grade-Level Overhead Doors: One - 10'W x 12'H & One 12'W x 16'H Dock High Overhead Doors: None Water & Sewer: Will provide as needed Construction Type: ±6'9" Concrete Foundation Wall, Steel Frame above with Metal Skin. Age: 1956. Major remodel in 1999, including but not limited to a new roof, gutters, siding, concrete foundation wall, ceiling insulation, and electrical. Fire Sprinkler: None Power: 200Amp 240V 3Phase 4Wire Crane: Existing OH Bridge Crane & Hoist to remain. Landlord makes no warranties as to its condition/capacity. Utilities: 2010 monthly average gas & electric \$33.00 per Avista. Usage will vary. No Gas per Avista.

**2010 ESTIMATED  
EXPENSES:**

Taxes - \$2,347 & Insurance - \$583.00

**LEASE PRICE, AS IS:**

\$1,600/MO/NNN: *Leased month to month, available with 30 days notice.*

**LEASE PRICE WITH  
OFFICE & RESTROOMS:**

25¢/SF/Mo/NNN-warehouse; \$1.00/SF/Mo/NNN-office/restroom area  
(Please See Attached Floor Plan and Aerial)

**CONTACT:**

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# 1728 E. BROADWAY AVENUE SPOKANE, WA 99202

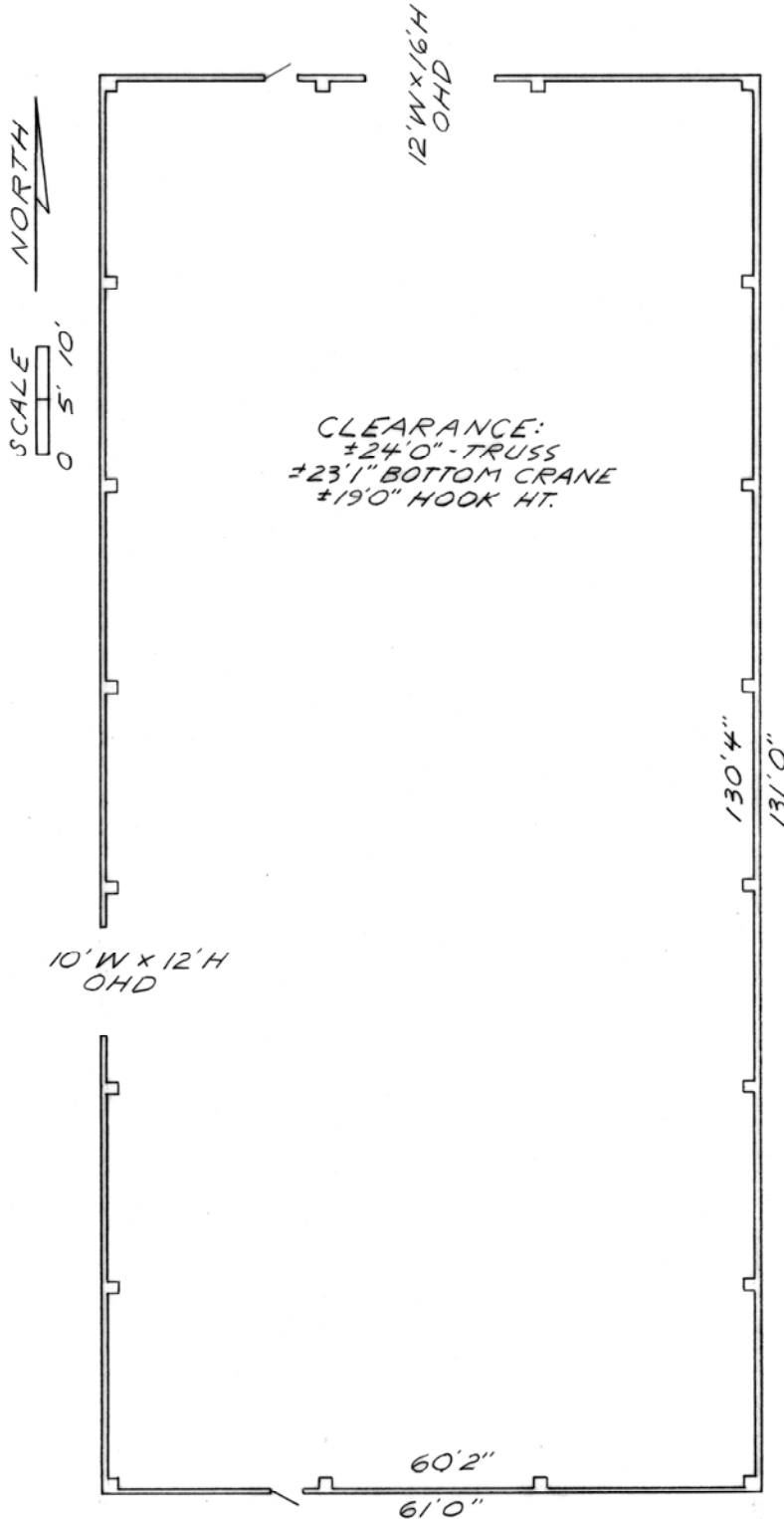


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All boundary lines indicated are approximate only.

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**FLOOR PLAN**