

## CHIMNEY ROCK SUBLEASE, BUILDING 5

3200 E Trent ~ Spokane, WA

±22,500 SF OFFICE SPACE FOR SUBLEASE

Kiemle & Hagood Co, as exclusive agents, invite your cooperation in subleasing the former Ferguson AirCold Space

**±22,500 SF Warehouse Space For Sublease  
Price: \$.40/SF/Month NNN**



### FEATURES/BENEFITS

- SPACE AVAILABLE:
  - Office—2,028 SF
  - Showroom—2,016 SF
  - Training—952 SF
  - Warehouse—17,504 SF
- Loading:
  - 4 dock-high & 1 grade level
- Clear Height:
  - 28 feet
- Sublease Term:
  - Expires August 31, 2010
- Sublease Rent:
  - \$9,000/Month, NNN
  - (\$.40/SF/Month, NNN)
- Sublease NNN expenses
  - \$1,800/Month for taxes, CAM's & building insurance
- Access—Easy access to and from:
  - Freya Street (1 block)
  - Trent Avenue (1 block)
  - Sprague Avenue (11 blocks)
  - Interstate 90 (14 blocks)
- Amenities:
  - Large on-building sign, easy truck maneuvering, parking adjacent to building, new construction, and attractive environment
  - In-Rack Sprinkling System
  - T-1 Connectivity

For Additional Information  
Please Contact:

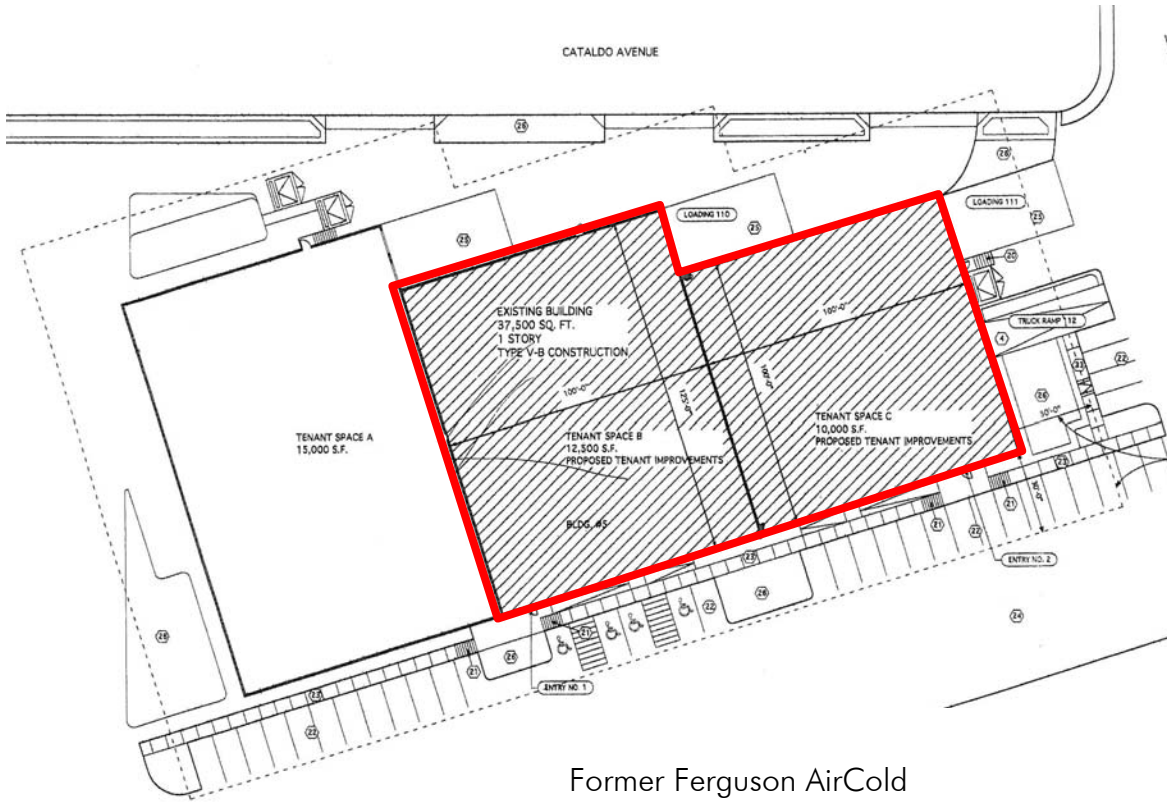
**Mike Livingston**  
(509) 755-7559

**Marc Mowrer**  
(509) 755-7580

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±22,500 SF WAREHOUSE SPACE FOR SUBLEASE



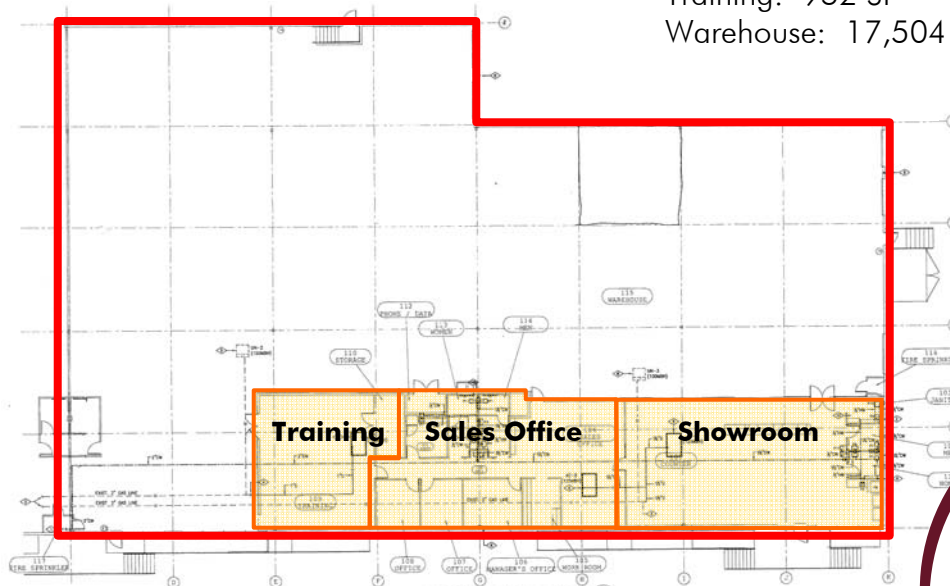
Former Ferguson AirCold  
Chimney Rock Building #5

Office Area: 2,028 SF

Showroom: 2,016

Training: 952 SF

Warehouse: 17,504



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