

# WAREHOUSE/DISTRIBUTION

3728 E Longfellow, Spokane WA 99217



Convenient location in growing North Spokane Industrial area.  
One block south of Wellesley & one block east of Freya.

## Site Information:

Site size: 39,840+/-SF

Parcels: 35031.1328

Zoning: Light Industrial

## Improvements:

Total Building: 17,360+/-SF

**Available: 4,960+/-SF**

Grade Level Door: 12'w x 14'h

3 Phase power with 200 amp panels

Paved parking lot with lights

Wet System

## For Lease:

**4,960+/-SF**

Warehouse: \$0.55/sf/mo NNN

Office: \$1.10/sf/mo NNN

(10% office)

NNN's estimated at \$0.10/sf/mo

*Additional office space and improvements to be negotiated*

## For more information:

**Doug Byrd**

509-326-8080

Cell 509-216-6575

Doug@byrdrealestategroup.com



**Byrd Real Estate Group** L.L.C.  
PRODUCING PROPERTY SOLUTIONS

1912 N. Division St., Suite 201  
Spokane WA 99207

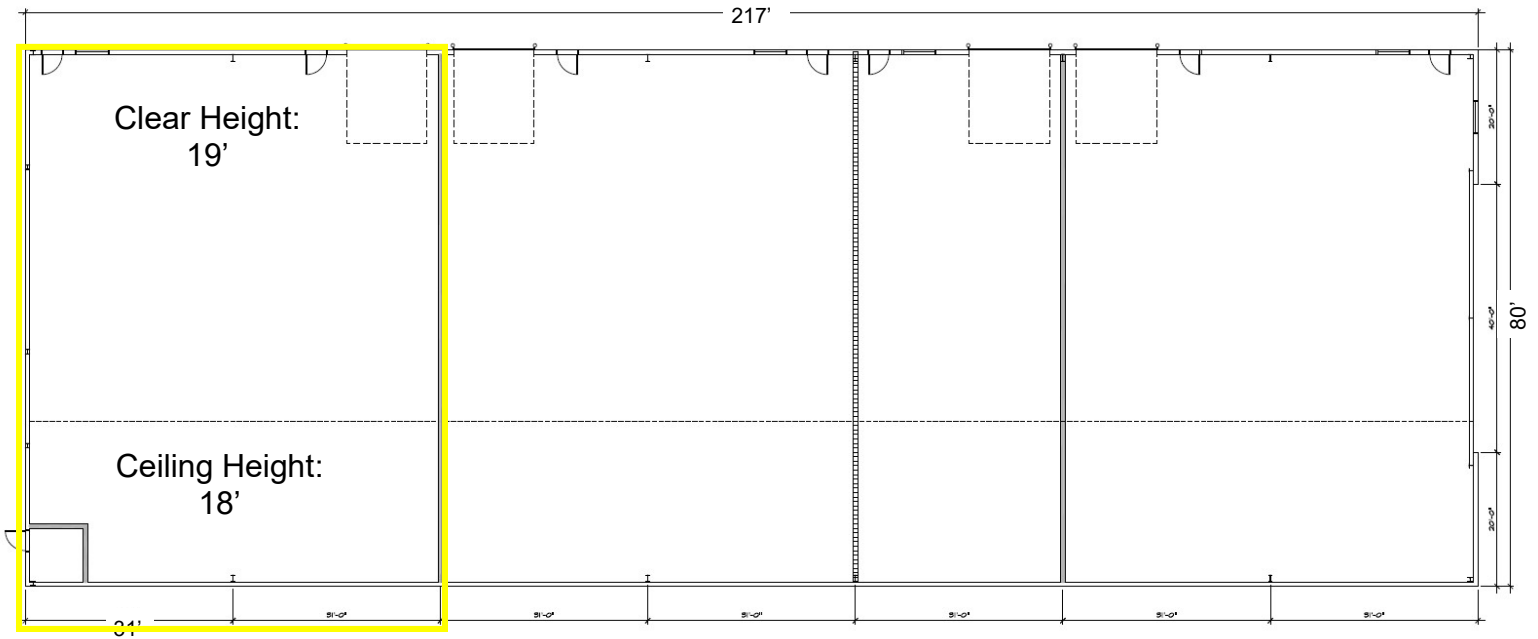
CBA COMMERCIAL BROKERS  
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All information is furnished by the Owner &/or Broker and believed to be complete and correct. The Owner &/or Broker, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering. The above 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.

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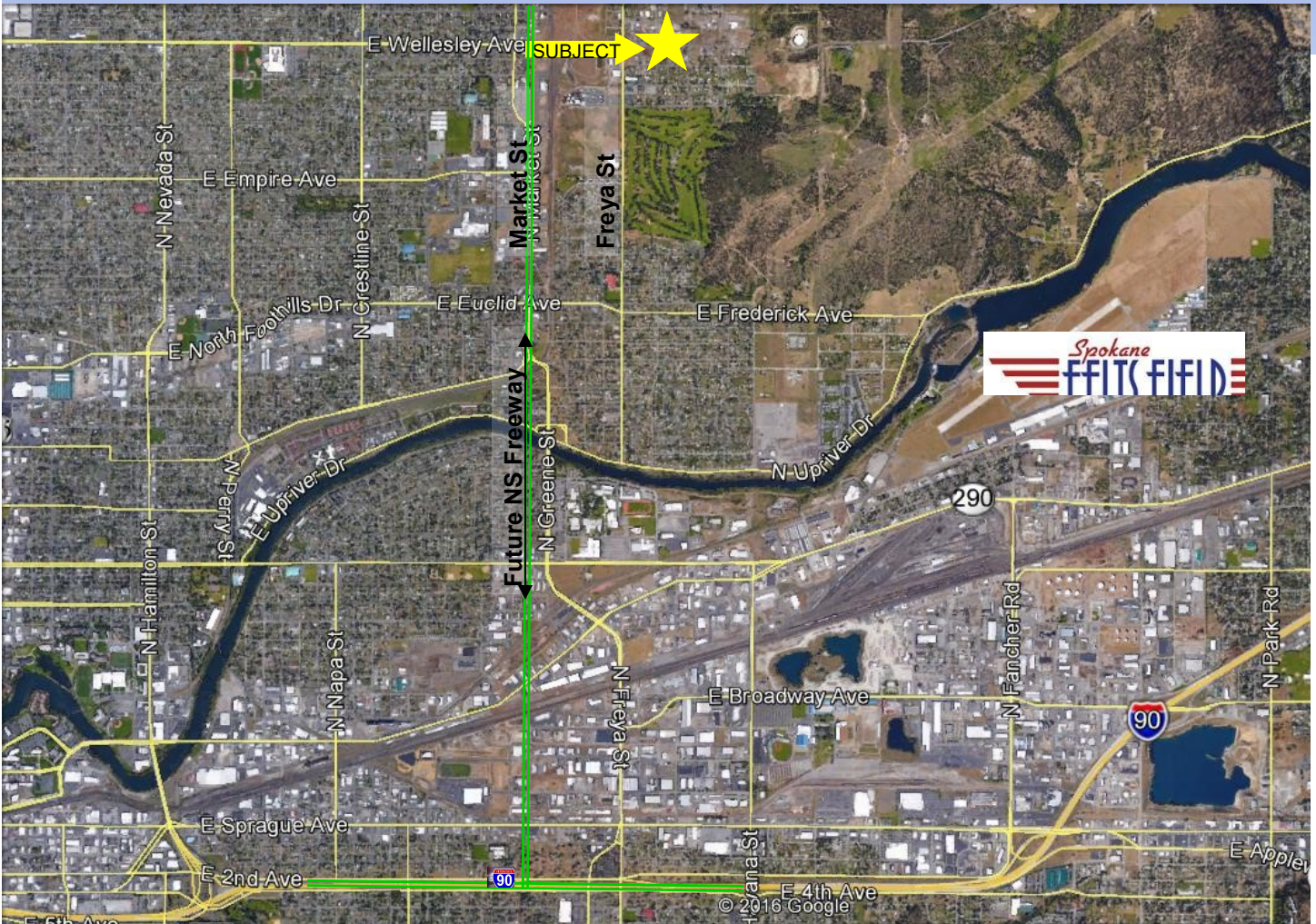
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