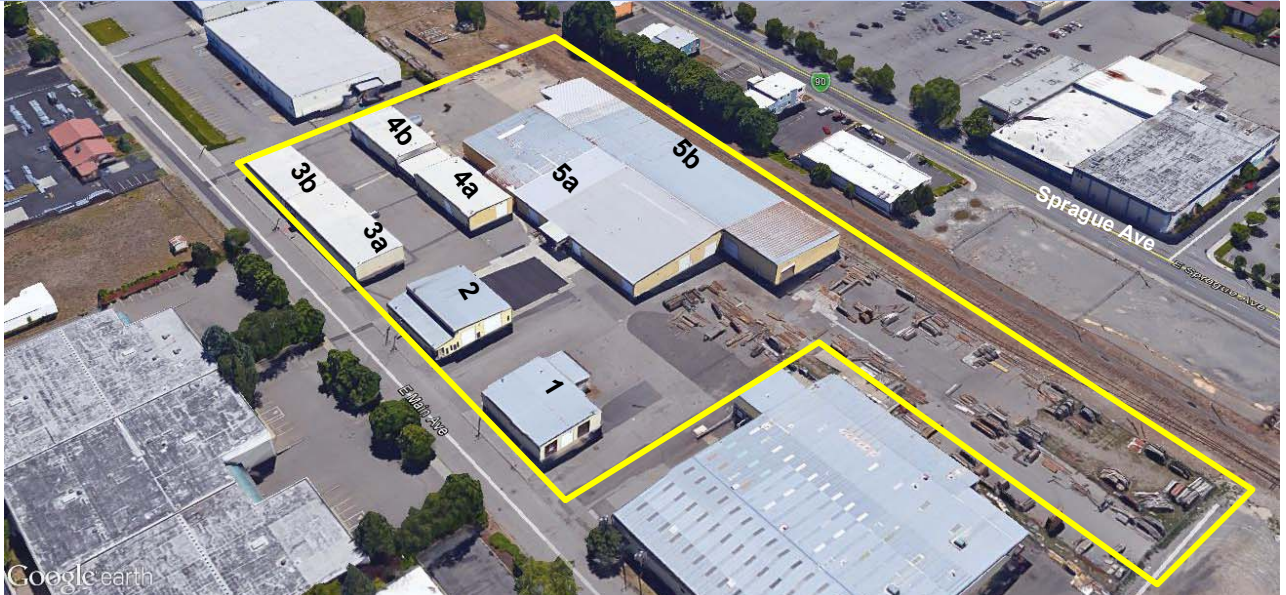


WAREHOUSE/DISTRIBUTION/OFFICE

4020 E Main, Spokane WA 99202

For Lease



Centrally located warehouse/distribution/manufacturing space with yard available for lease.

Total site size: 6.8+/-acres

3 phase power available to site

Zoned Heavy Industrial

Variable lease rates CLB

<u>Building</u>	<u>Warehouse</u>	<u>Office</u>	<u>Mezz.</u>	<u>Grade level Doors</u>	<u>Mo. Lease rate NNN</u>
1 - 4110 E Main	4,440sf (\$0.30/sf/mo)	1,102sf (\$0.30/sf/mo)	1,102sf (\$0.30/sf/mo)	3 - 12' x 14'	\$1,922
2 - 4020 E Main	5,142sf (\$0.45/sf/mo)	1,048sf (\$0.55/sf/mo)		2 - 18' x 16' 2 - 14' x 16'	\$2,890
3a - 4030 E Main	5,000sf (\$0.45/sf/mo)	920sf (\$0.55/sf/mo)	960sf (\$0.45/sf/mo)	1 - 12' x 14'	\$3,188
3b - 4104 E Main	5,000sf (\$0.45/sf/mo)	920sf (\$0.55/sf/mo)	960sf (\$0.45/sf/mo)	1 12' x 14'	\$3,188
4a - 4114 E Main	5,000sf (\$0.45/sf/mo)	848sf (\$0.55/sf/mo)		1 12' x 14'	\$2,716
4b - 4114 E Main	5,000sf (\$0.45/sf/mo)	992sf (\$0.55/sf/mo)		1 12' x 14'	\$2,796
5a small shop	2,016sf (\$0.40/sf/mo)			1 12' x 14'	\$806.40
5a large shop	5,232sf (\$0.40/sf/mo)			1 - 16' x 14' 1 - 14' x 16'	\$2,092.80
5a warehouse	25,422sf (\$0.30/sf/mo)			1 - 16' x 14' & 1 - 22' x 18' 1 - 16' x 16' & 1 - 20' x 18'	\$7,627
5b storage warehouse	32,508sf (\$0.30/sf/mo)			3 - 20' x 18' 1 - 22' x 18'	\$6,502



Byrd Real Estate Group L.L.C.
PRODUCING PROPERTY SOLUTIONS
1912 N. Division St., Suite 201
Spokane WA 99207

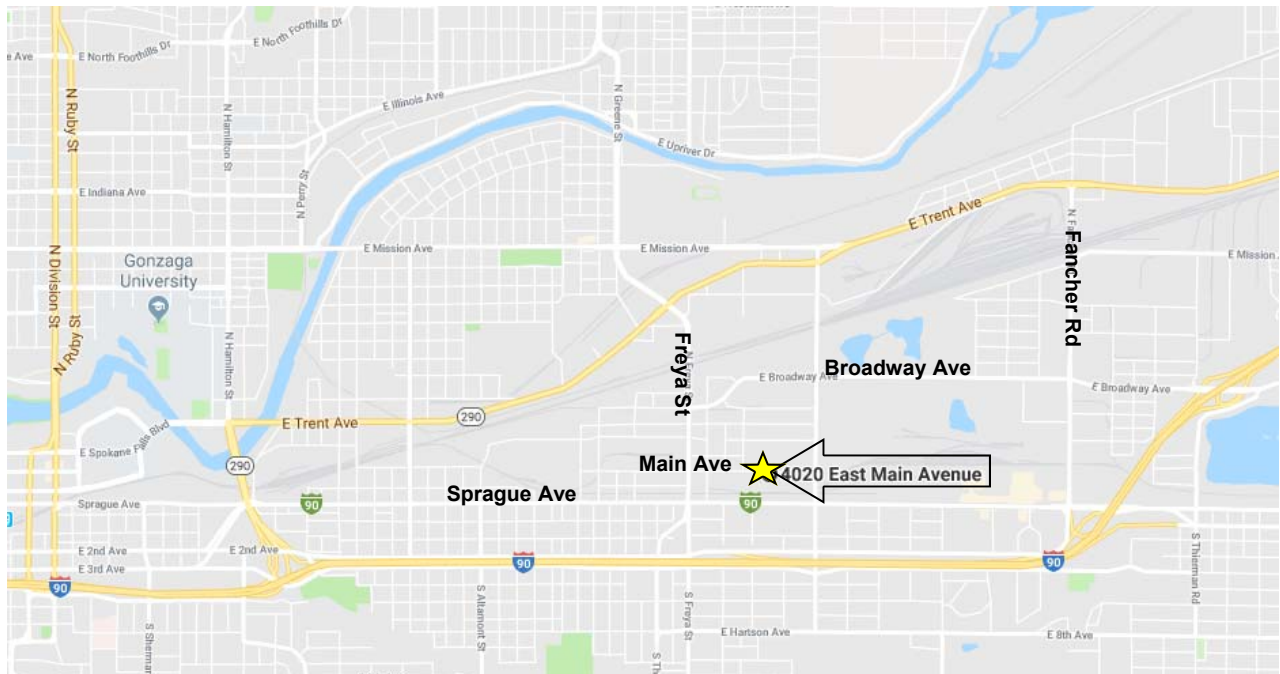
Doug Byrd
509-326-8080 Cell 509-216-6575
Doug@byrdrealestategroup.com



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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