

TRENT CENTER

AVAILABLE NOW

FOR LEASE

6206 ETRENT AVE, BUILDING 1
SPOKANE VALLEY, WA 99212

SHOWROOM
LAB/FLEX
WAREHOUSE

6206 ETRENT AVE, BUILDING 1 | SPOKANE VALLEY, WA 99212 ±21,217 SF

**FOR
LEASE**
**BROKERS
WELCOME**
**4% FEE
PAID**



SUITE A, WAREHOUSE:

- Approx. 9,900 sf
- Clear height approx. 19'-6" to 23'-6"
- 3-phase power available
- Dock-high and grade-level loading
- Heated and insulated

SPACE	APPRX SF	RENT/SF/MO	NNN/SF/MO	TOTAL/MO
SUITE A: WAREHOUSE	9,900 SF	\$0.25/SF	\$0.15/SF	\$3,960
SUITE B: SHOWROOM/FLEX/LAB	8,900 SF	\$0.35/SF	\$0.15/SF	\$4,450
OFFICE: All or a portion can be leased with Suite A or Suite B	2,400 SF	\$0.35/SF	\$0.15/SF	\$1,200
YARD (detached/fenced)	15,000 SF			\$1,500

Tenant pays own gas & electric.

SUITE B, SHOWROOM/FLEX/LAB:

- Approx. 8,900 sf
- Vinyl tile flooring, acoustical ceilings
- 11'-6" ceiling height
- Multiple uses, e.g., showroom, electronics lab, retail.

BUILDING FEATURES:

- Approx. 21,000 sf total.
- Ample parking
- High-exposure/traffic (approx. 21,000 cars/day)
- Other tenants include: Pacific Golf and Turf, BrandSafway

LOCATION: One block east of Fancher Road in Spokane Valley. Just a few blocks to Felts Field and about 1.5 miles to I-90 ramps at Broadway and Sprague.

ZONING: Spokane Valley "I" zoning designation (Industrial).

SITE: Multi-building complex on over 4 acres (assessor's tax parcel #35123.1205).

BTB SERVICES, LLC

RON SAHNOW | 509-878-3744

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Property Management by Dowers Commercial Real Estate Group, Inc.

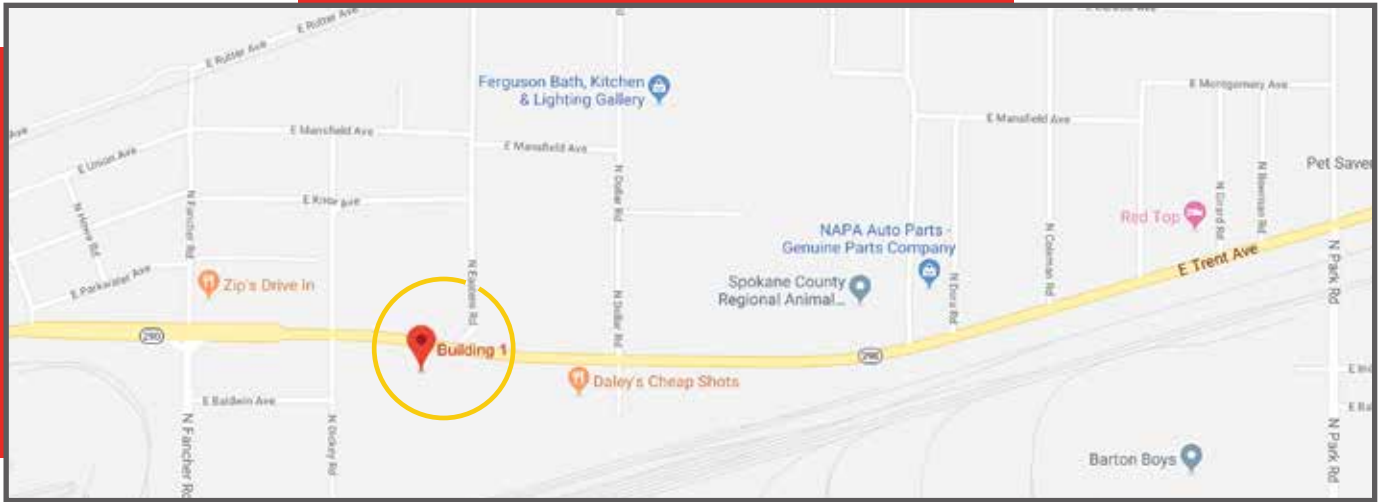


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This information comes from sources we believe are reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to square footage and expenses are approximate. Lessee should conduct their own independent investigations and rely only on those results.

MAPS/AERIALS

LOCATOR MAP



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SITE AERIAL



AERIAL



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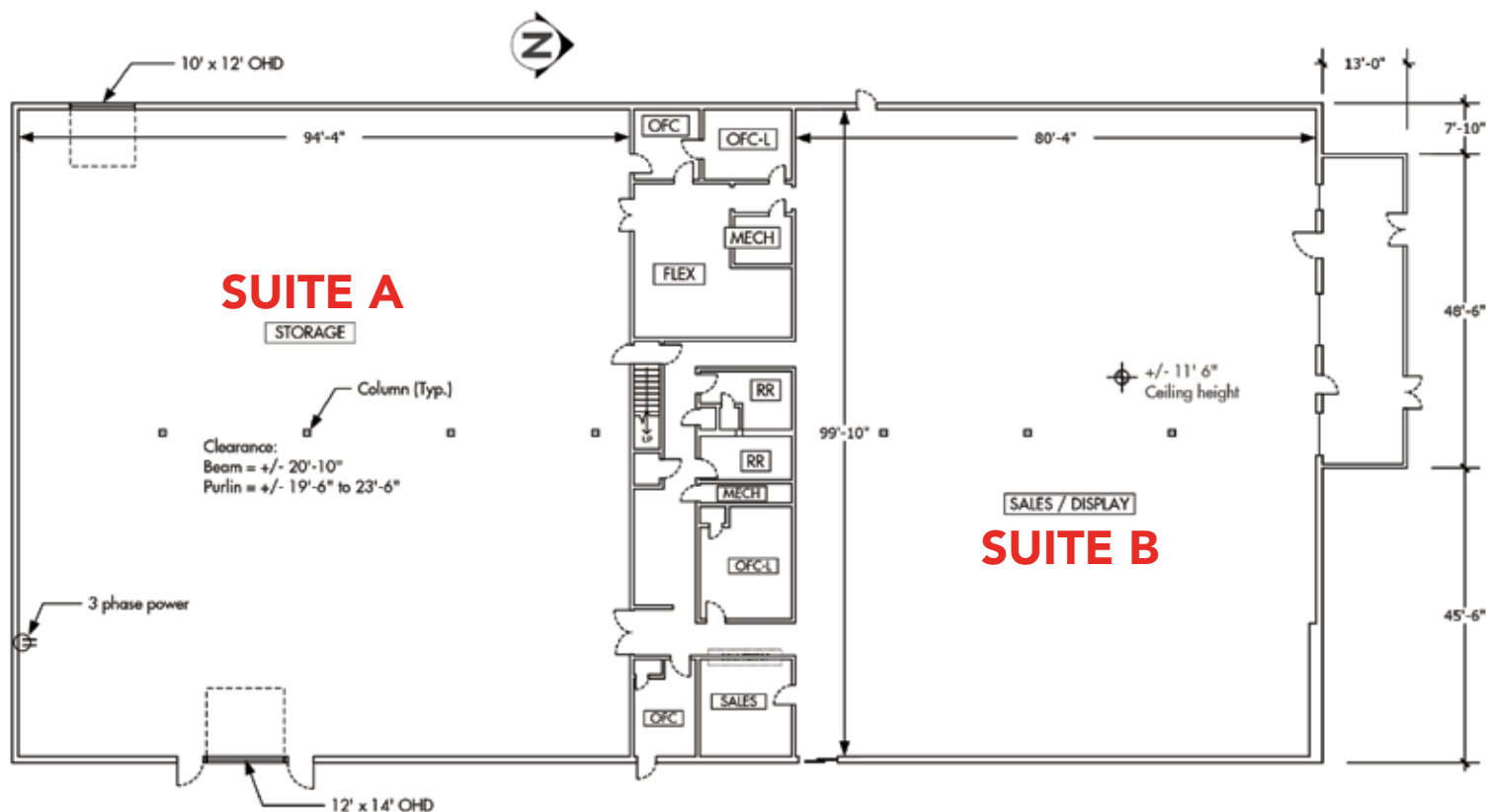
FLOOR PLANS

	Qty	Key / ID	Dimensions
Flex Space	1	FLEX	~24' x 24'
Mechanical Room	1	MECH	~7.5' x 9'
Mechanical Room	1	MECH	~3' x 14'
Office	2	OFC	~10' x 10.5'
Large Office	2	OFC-L	~11' x 14'
Restroom	2	RR	~9' x 14'
Sales Area	1	SALES	~17' x 15.5'
Sales / Display	1	SALES / DI	~80.3' x 100'
Storage	1	STORAGE	~94.25' x 100'

Drawing not to scale. All dimensions provided are approximate and should be verified by purchaser or lessee, if required.



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**Note Suite A & B available separately or for single user;
office can be divided as needed.**

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PHOTOS



SUITE A: WAREHOUSE



WAREHOUSE LOADING DOCK



OPTIONAL FENCED YARD



SUITE B: SHOWROOM

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