

# BUILDING #20

# FOR LEASE

# 40,000 SF



**MORE OPTIONS.  
BETTER SOLUTIONS.  
THE PARK.**

The Park is the region's largest employment center with over 120 resident companies employing in excess of 4,500 people. Over 4.5 million square feet of space rank The Park as one of the largest business and industrial parks in the country.

Our team of management professionals stands ready to provide all the information and planning assistance required for your company's relocation or expansion into the region's premier business and industrial park. The Park provides the most flexible and valuable leasing option available and has the resources to customize any one of our spaces to suit your needs.

- ▶ Most competitive industrial lease rates in the Inland Northwest
- ▶ After-hours Industrial Park Security
- ▶ On-site management team
- ▶ On-site maintenance team
- ▶ Easy I-90 and SR 290 access
- ▶ On-site dining, lodging facilities, convenience store/gas station, child care, near Centennial Trail
- ▶ On Spokane Transit bus route
- ▶ 20 minute drive to Spokane International Airport

## F E A T U R E S   A T   A   G L A N C E

- ▶ **Building Site:** Dock-high
- ▶ **Square Footage:** 40,000 SF
- ▶ **Clear Height:** 19'
- ▶ **Office Area:** Build-to-suit
- ▶ **Roof Support:** 20' x 66'
- ▶ **Overhead Doors:** 12' x 12'
- ▶ **Floor:** Concrete
- ▶ **Rail:** BNSF & Union Pacific
- ▶ **Heat:** Gas Forced Air
- ▶ **Electrical:** 400 amp, 120/208 volt; 3 phase
- ▶ **Lighting:** T-5 Fluorescent
- ▶ **Type of Lease:** Modified Gross (includes most NNN charges)
- ▶ **Term:** 5 - 10 years

**\$0.25 per square foot per month**

NNN with annual inflationary increases



3808 N Sullivan Road  
Building #N-15, Suite 202  
Spokane Valley, WA 99216

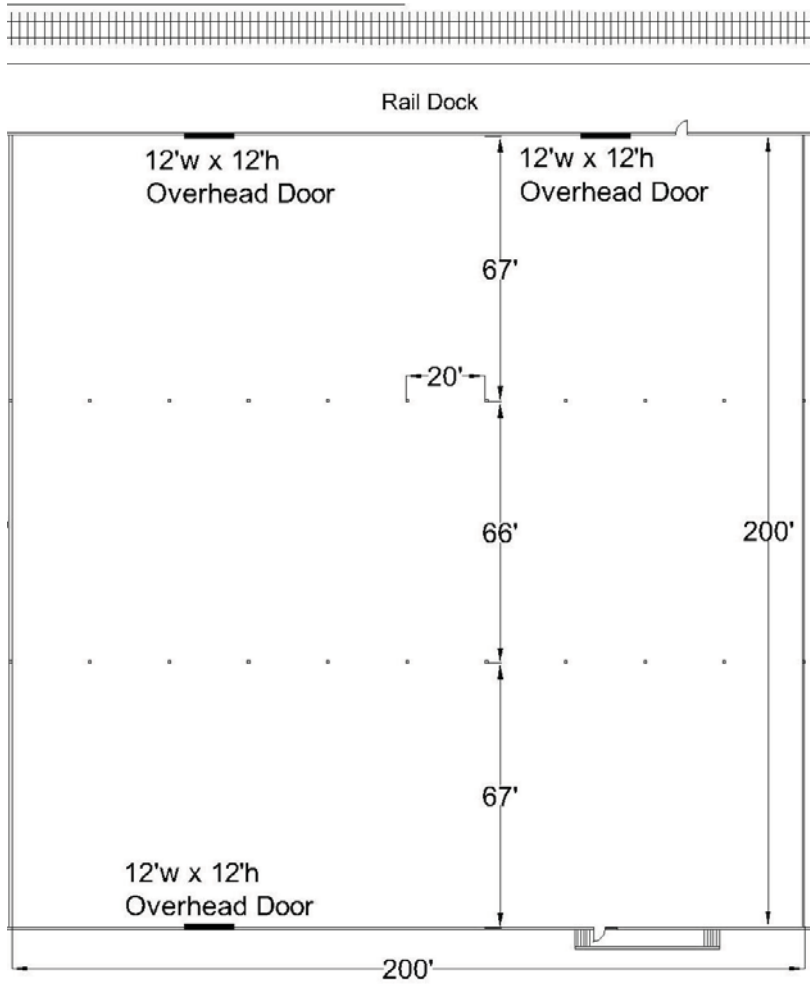
(509) 924-1720  
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www.thepark.biz

Owned and Operated by Crown West Realty, LLC

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This property offering contains selected information pertaining to the property (Spokane Business & Industrial Park), but such information shall not be deemed complete, all inclusive, or an unchanged representation since the date of preparation. No warranty as to the accuracy or completeness is expressed or implied by the Owner. The prospective lessee should verify each item of information and have the same reviewed by his/her advisor and/or legal counsel. This summary is intended solely for your own limited use in considering whether to pursue negotiations to lease the property.

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