



**OFFICE / WAREHOUSE
FOR LEASE
2721 N. VAN MARTER - BAY #6**



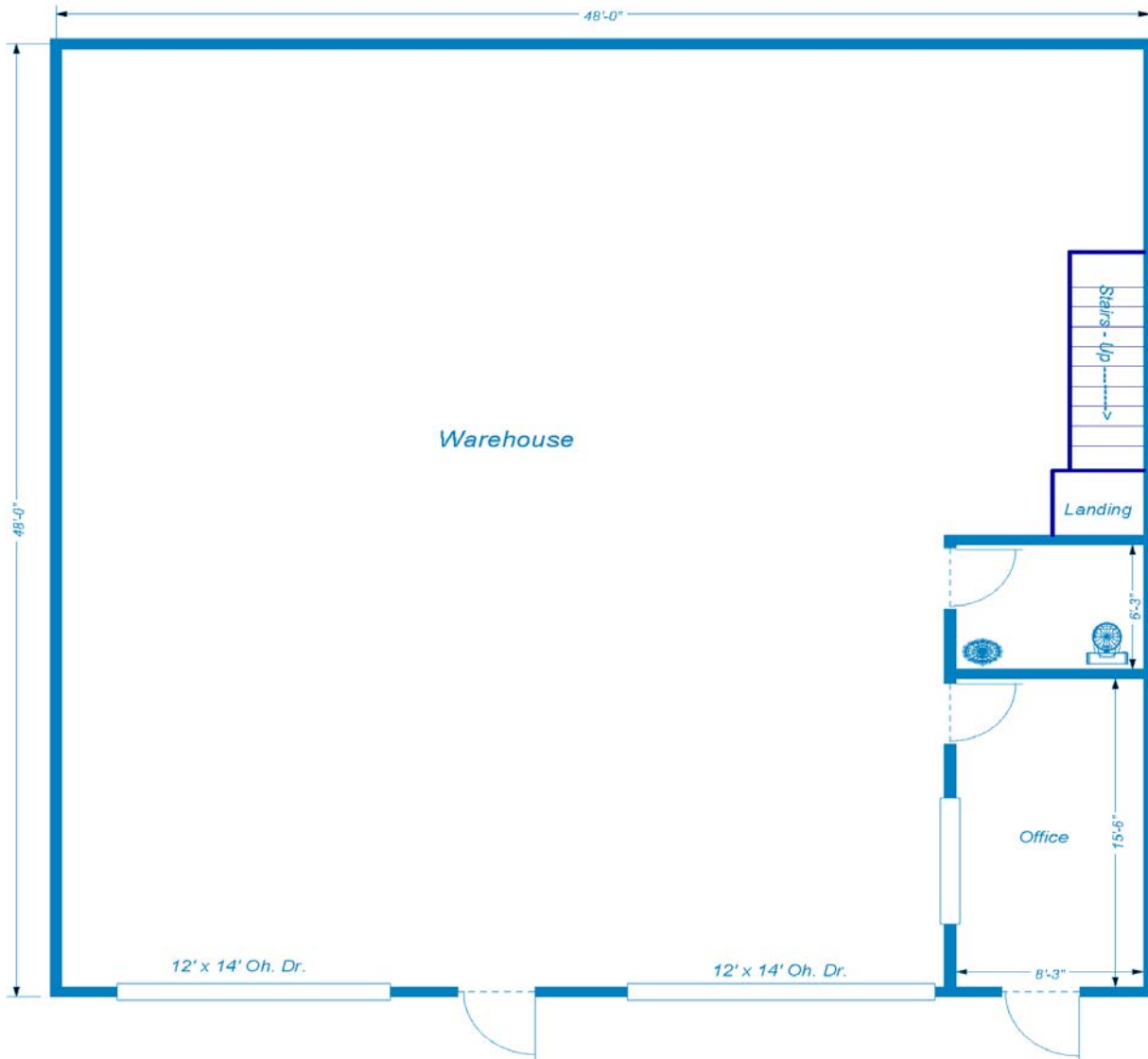
- LOCATION:** Approximately one (1) block east of University Road, this property is one-half (½) block north of the Montgomery Corridor Arterial, in the Spokane Valley.
- SITE:** A Portion of a multi-tenant industrial complex totaling approximately 24,760 sq.ft. or .56 acres. Parcel #45092.1713.
- ZONING:** City of Spokane Valley I-2, Light Industrial.
- IMPROVEMENTS:**
- | | |
|-----------------------|------------------|
| Construction Type: | Concrete Tilt-Up |
| Age: | 1983 |
| Total Area Available: | ± 2,304 sq.ft. |
| Office Area: | ± 140 sq.ft. |
| Warehouse Area: | ± 2,164 sq.ft. |
- Grade Level Doors: 2 (12'W x 14'H)
Heat / Office: Electric Base Board Heat
Warehouse: Gas Fired Unit Heaters
- UTILITIES / SEWER & WATER:** Spokane County Utilities Department / Sewer. Irvin Water District / Water.
- LEASE PRICE:** \$ 720.00 / Month / NNN
50.0¢ / sq.ft. / Month / NNN for Office
30.0¢ / sq.ft. / Month / NNN for Warehouse
2011 NNN Expenses Estimated at \$410.00 / Month (17.94¢/sq.ft./Mo.)

(Please See Floor Plan On Reverse Side)

**CONTACT:
JIM BONUCCELLI / ROB AMSDEN
(509) 924-9730 / FAX (509) 924-9734**

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. 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, although commissions will be split 50/50 with any cooperating broker(s).

2721 N. VAN MARTER - BAY #6 SPOKANE VALLEY, WASHINGTON



2721 N. Van Marter
Bays #6
Spokane Valley, WA 99206

Office = 140 sq. ft.
Warehouse = 2,164 sq. ft.
Total = 2,304 sq. ft.

This drawing is for convenience only. All critical measurements should be verified.

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VILLAGE SQUARE REALTY, INC.

FLOOR PLAN

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