

AVAILABLE JUNE 2024



10,537 SF FOR LEASE

PLAYFAIR BUILDING 10

SPOKANE, WA 99202

Property Details

7,945 SF Warehouse
2,592 SF Office

**OPEN
LISTING
FOR ALL
BROKERS**

- Concrete Tilt-Up Building
- 30' Clear Height
- 75' x 50' Column Spacing
- ESFR Sprinkler System
- LED Efficient Lighting
- Super Insulated Building
- Ample Parking

Additional Features

- **1 Minute** from Future North-South Freeway
- **6 Minutes** to Downtown Spokane
- **13 Minutes** to Spokane International Airport

FOR LEASE | OFFICE / WAREHOUSE

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ADDITIONAL DETAILS

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LOADING DOCK

Space: \$12,983/MO

NNN's:

Estimated at \$0.21/SF/MO

Loading:

- 1 Dock High Door
- 1 Drive-in Grade Level Door

Zoning:

- Heavy Industrial
- Located Within the CEZ Zone
Sales tax deferral may be available for manufacturing construction

Power:

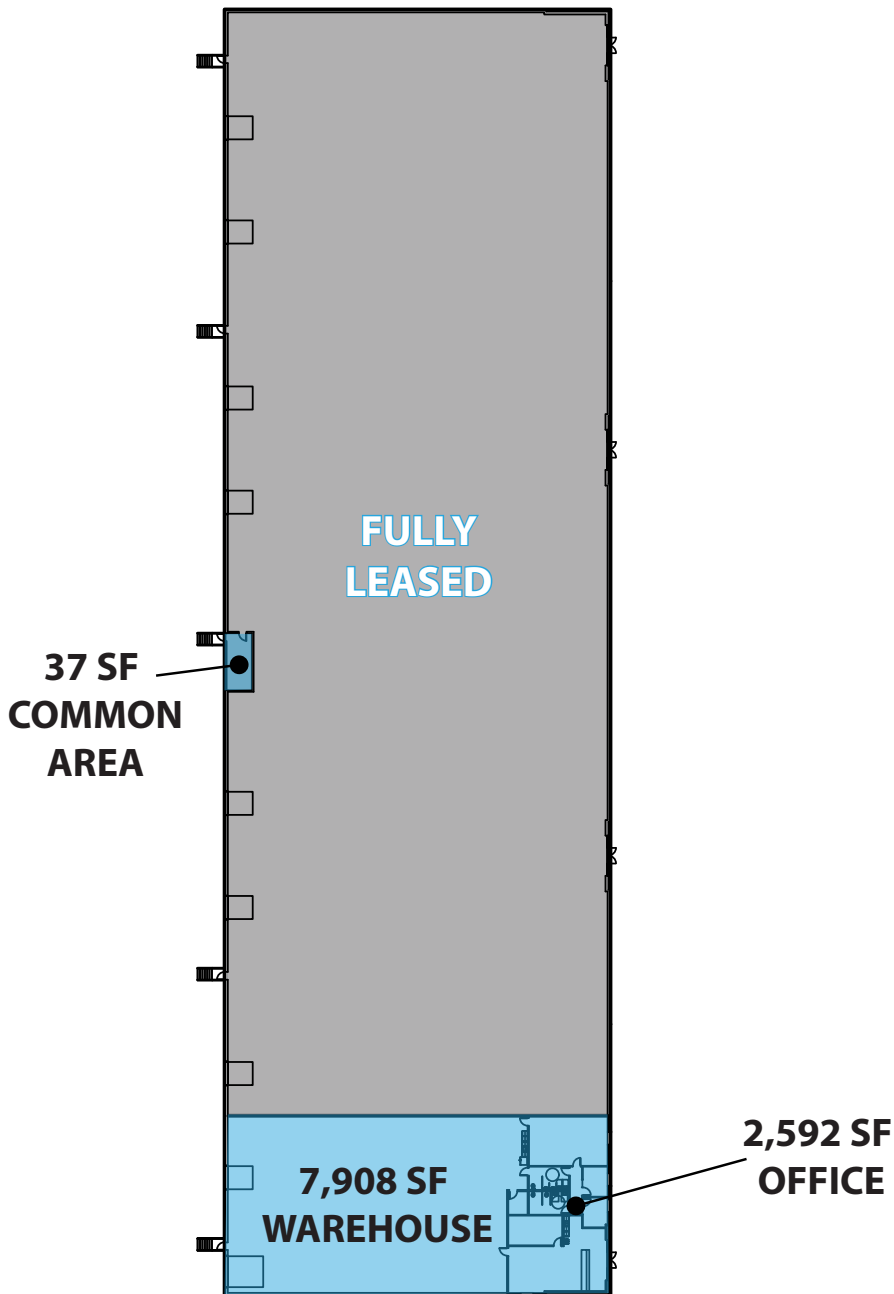
- 480V 3 Phase Power

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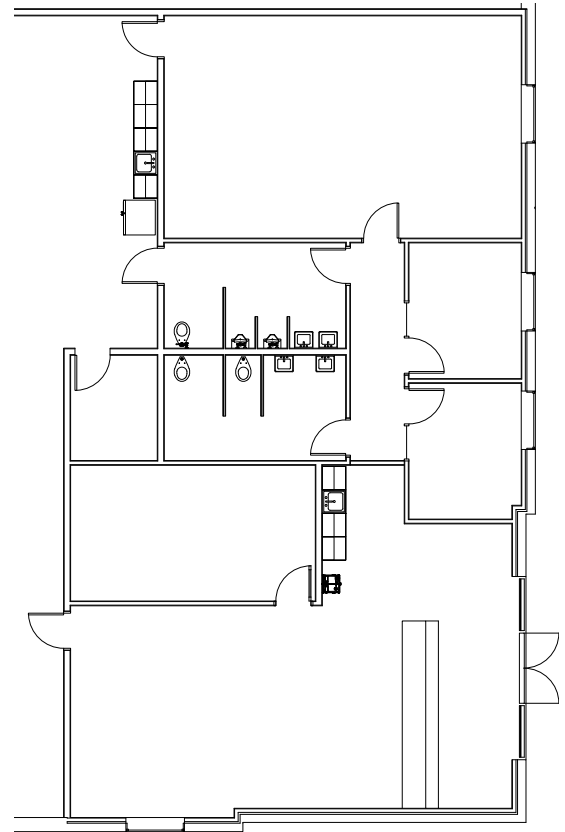
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FLOORPLAN

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OFFICE LAYOUT



FOR LEASE | OFFICE / WAREHOUSE

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PHOTOS

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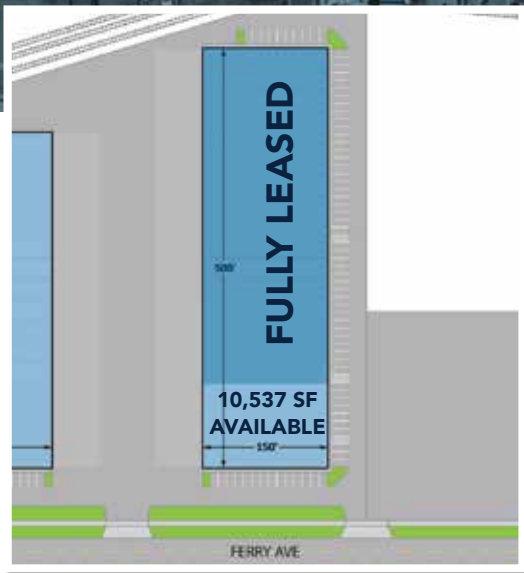


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AERIAL VIEW

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Total Available: 10,537 S.F.
Building Size: 75,000 S.F.
Land Area: 187,500 S.F.
Acreage: 4.3

FOR LEASE | OFFICE / WAREHOUSE

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AERIAL MAP

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Future US 395 - North Spokane Corridor

THE BENEFITS OF PLAYFAIR DID YOU KNOW...

TOP 100 Metropolitan Statistical Area (MSA)
TOP 75 Combined Statistical Area (CSA)

NEW ROADS AND INFRASTRUCTURE

Streets are extra wide with street lights, sidewalks and landscaping on both sides.

POWER All parcels have 13,200 V power underground.

**Most Conveniently Located
Industrial / Business Park**

UTILITIES Extra large water, sewer, gas lines installed to all lots.

WEATHER Playfair is located at lower elevation than all other large parks in Spokane County, assuring the least snow and ice.

FERRY/ALTAMONT CONNECTION

New Ferry/Altamont connection to I-90 in the works.