

# AVAILABLE JULY 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

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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:

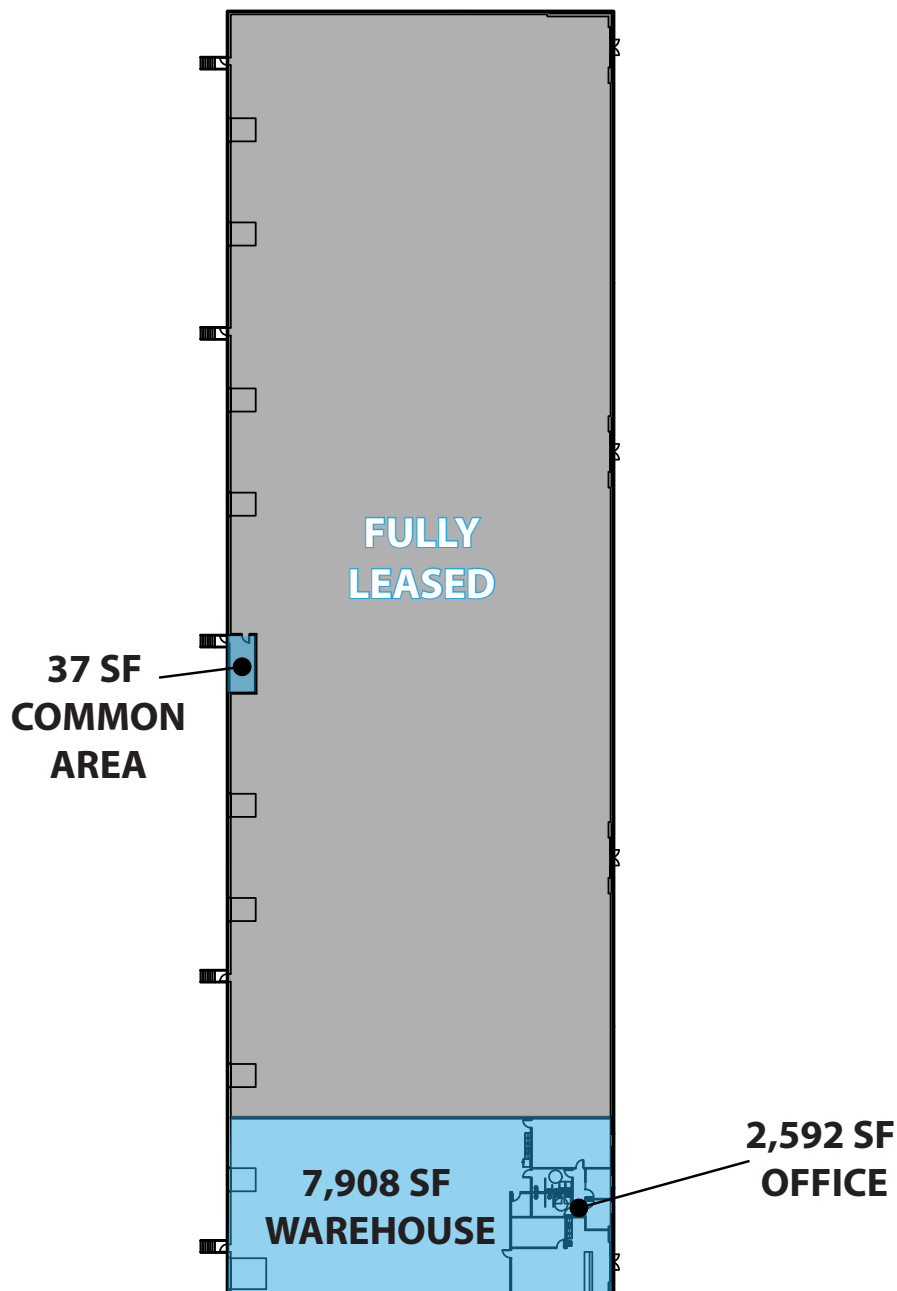
- 480V 3 Phase Power

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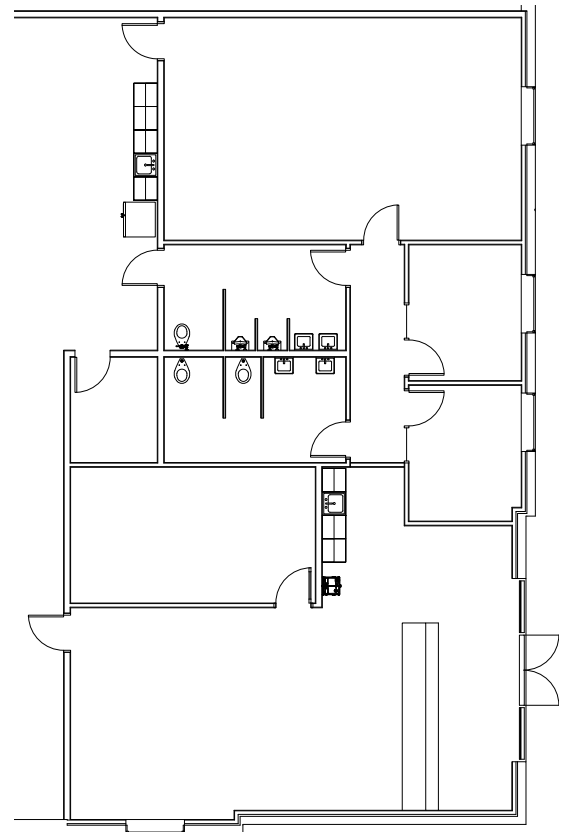
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## FLOORPLAN

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## OFFICE LAYOUT



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## PHOTOS

**PLAYFAIR BUILDING 10**  
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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



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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.