



Offering Memorandum



6012 & 6010 East Trent Avenue

SPOKANE VALLEY, WA 99212

PRESENTED BY:

MATTHEW BYRD

O: 509.321.2000

matt.byrd@svn.com

WA #44400

PROPERTY SUMMARY

6012 & 6010 EAST TRENT AVENUE

SPOKANE VALLEY, WA 99212

OFFERING SUMMARY

	\$7,624 NNN
LEASE RATE:	\$15.29 / SF / NNN
	NNN estimate \$1.75 / SF
BUILDING SIZE:	5,968 SF
TOTAL SF AVAILABLE	5,968 SF
6012 E TRENT - 4,800 SF	Warehouse: 2,400 SF Showroom: 1,200 SF Office: 1,200 SF
6010 E TRENT - 1,200 SF	Shop with restroom: 1,200 SF
LOT SIZE:	38,170 SF



PROPERTY SUMMARY

Commercial Building for Lease in Spokane Valley, WA commercial corridor.

PROPERTY HIGHLIGHTS

- Renovated in 2022
- Excellent exposure to East Trent Ave
- East Trent Avenue Daily Traffic: 24,000±
- Suitable for retail, production and/or warehouse space
- Good signage and easy access to all of Spokane via Trent Avenue and Fancher Road with the freeway minutes away
- Extra land for additional parking/yard area at back of property approx. 18,000 sq. ft.
- Equipped with a top-tier security system



**Trent and Fancher
Location for easy
access to all of
Greater Spokane
Area.**



**Large fenced and
secured yard area.**



**Trent Avenue
Address for signage
and business
exposure.**

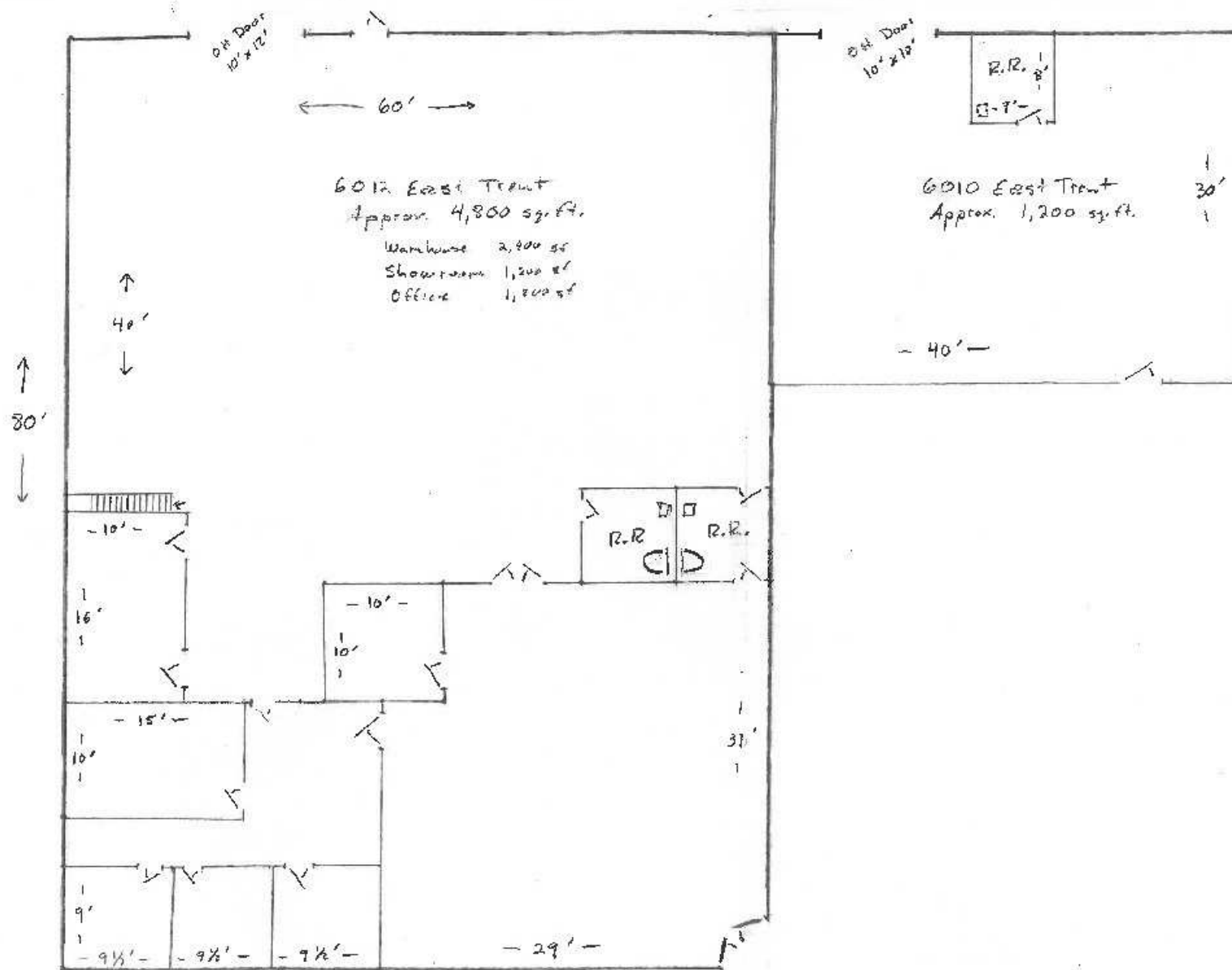
ADDITIONAL PHOTOS



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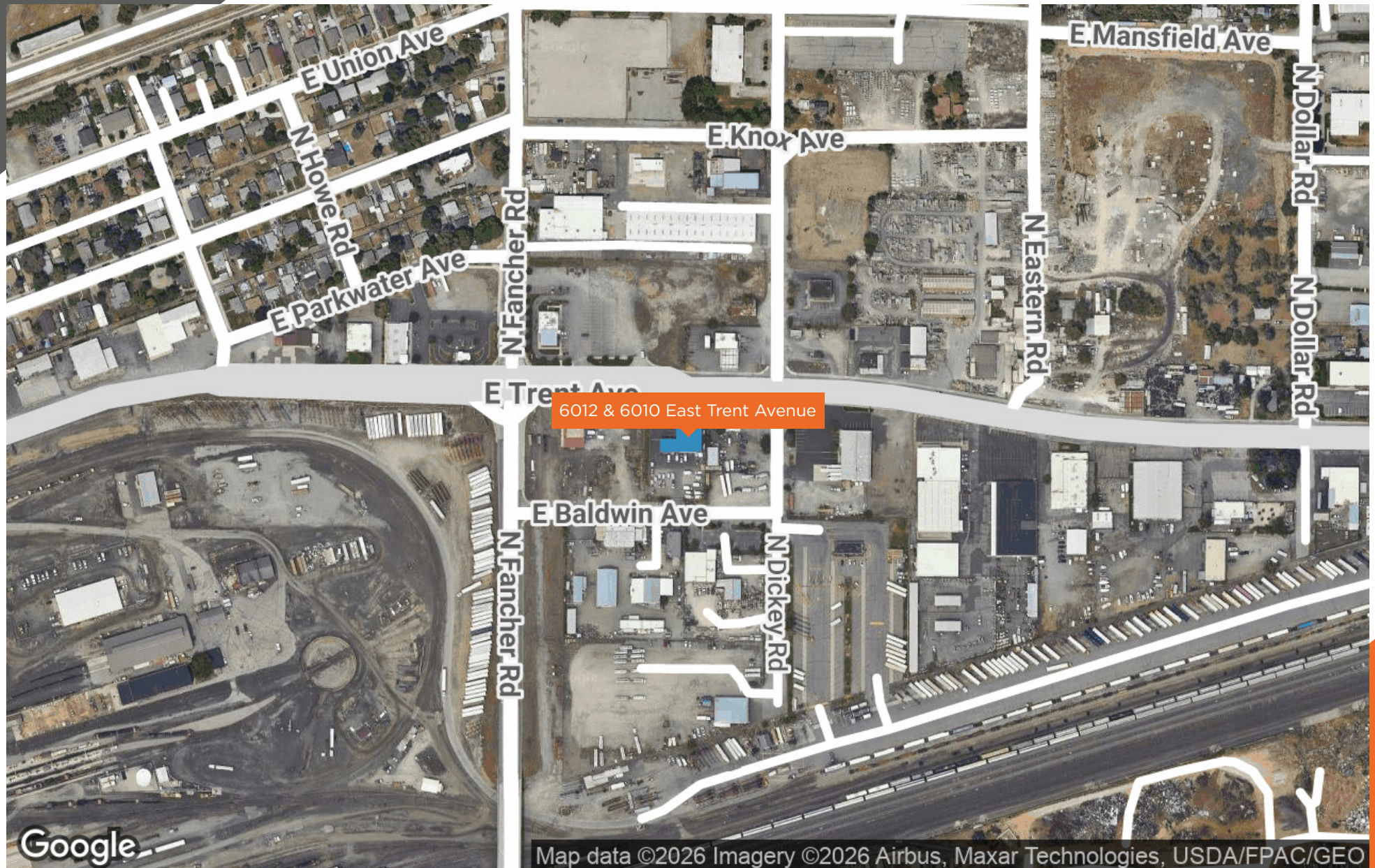


FLOOR PLAN

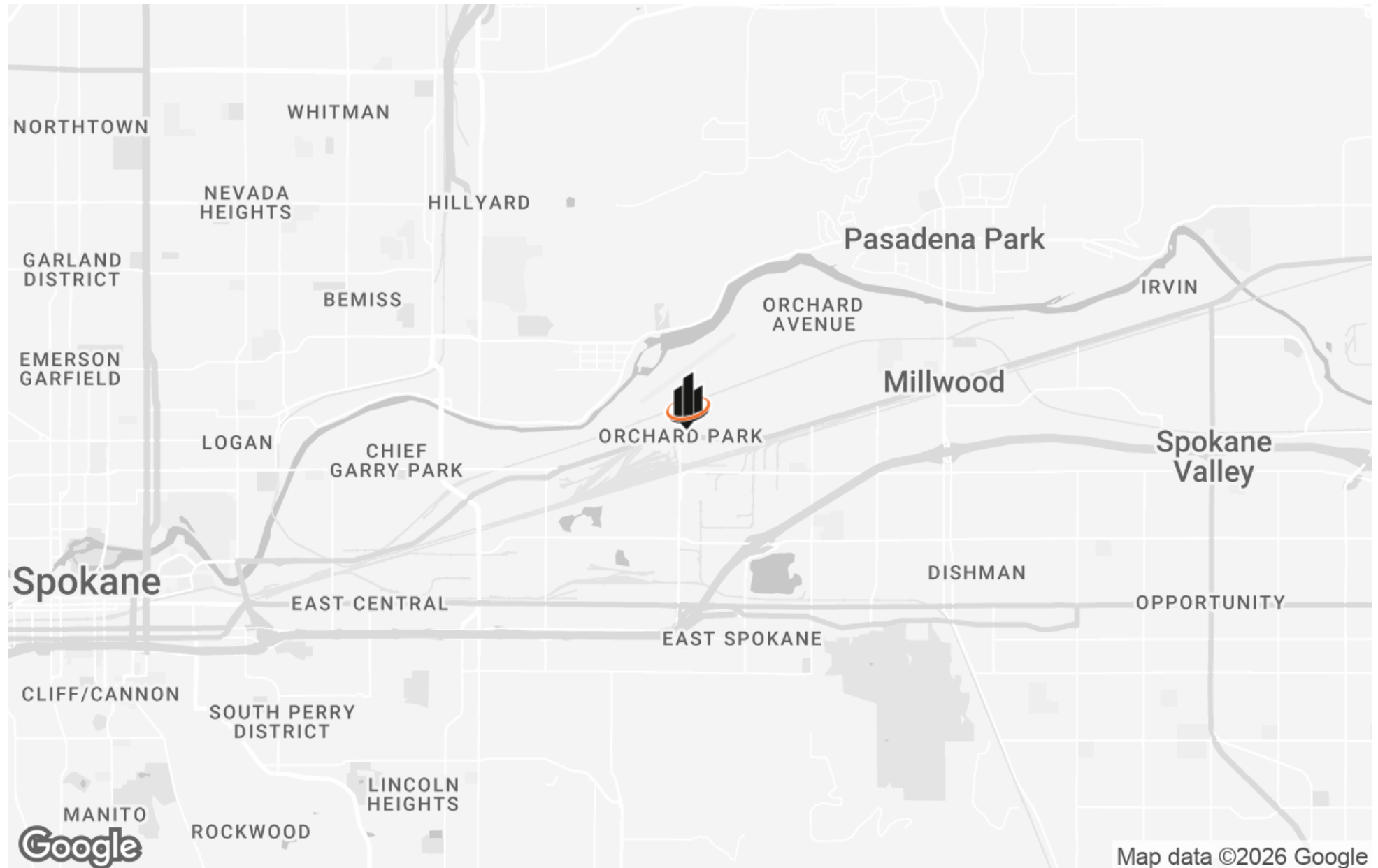




REGIONAL MAP



AERIAL MAP



MARKETING PLATFORM

- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



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1311 N. WASHINGTON STREET
SUITE D
SPOKANE, WA 99201



SVNCORNERSTONE.COM