



FOR LEASE

Commercial Building For Lease

6012 E TRENT AVE

Spokane Valley, WA 99212

PRESENTED BY:

MATTHEW BYRD

O: 509.499.9229

matt.byrd@svn.com

WA #44400

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6,200/MO/NNN
BUILDING SIZE:	5,968 SF
AVAILABLE SF:	4,650
LOT SIZE:	38,170 SF
YEAR BUILT:	1999
ZONING:	Industrial
APN:	35123.1002

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PROPERTY OVERVIEW

Commercial building for Lease in Spokane Valley, WA commercial corridor

PROPERTY HIGHLIGHTS

- Property has excellent exposure on East Trent Avenue.
- Space is suitable for retail, production, and/or warehouse operations.
- Parking area newly painted and stripped.
- Extra land for additional parking/yard area on north side of property is approximately 17,000 square feet.
- Building has 3,000 SF open warehouse, 950 SF showroom area, and 700 SF storage/production area.
- Ceiling heights in warehouse are 14' 11" clear with a 12 foot overhead door access
- 1,200 SF of building currently leased
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PROPERTY PHOTOS



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SVN | CORNERSTONE 3

SUBJECT PROPERTY



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SVN | CORNERSTONE

PARKING & YARD AREA



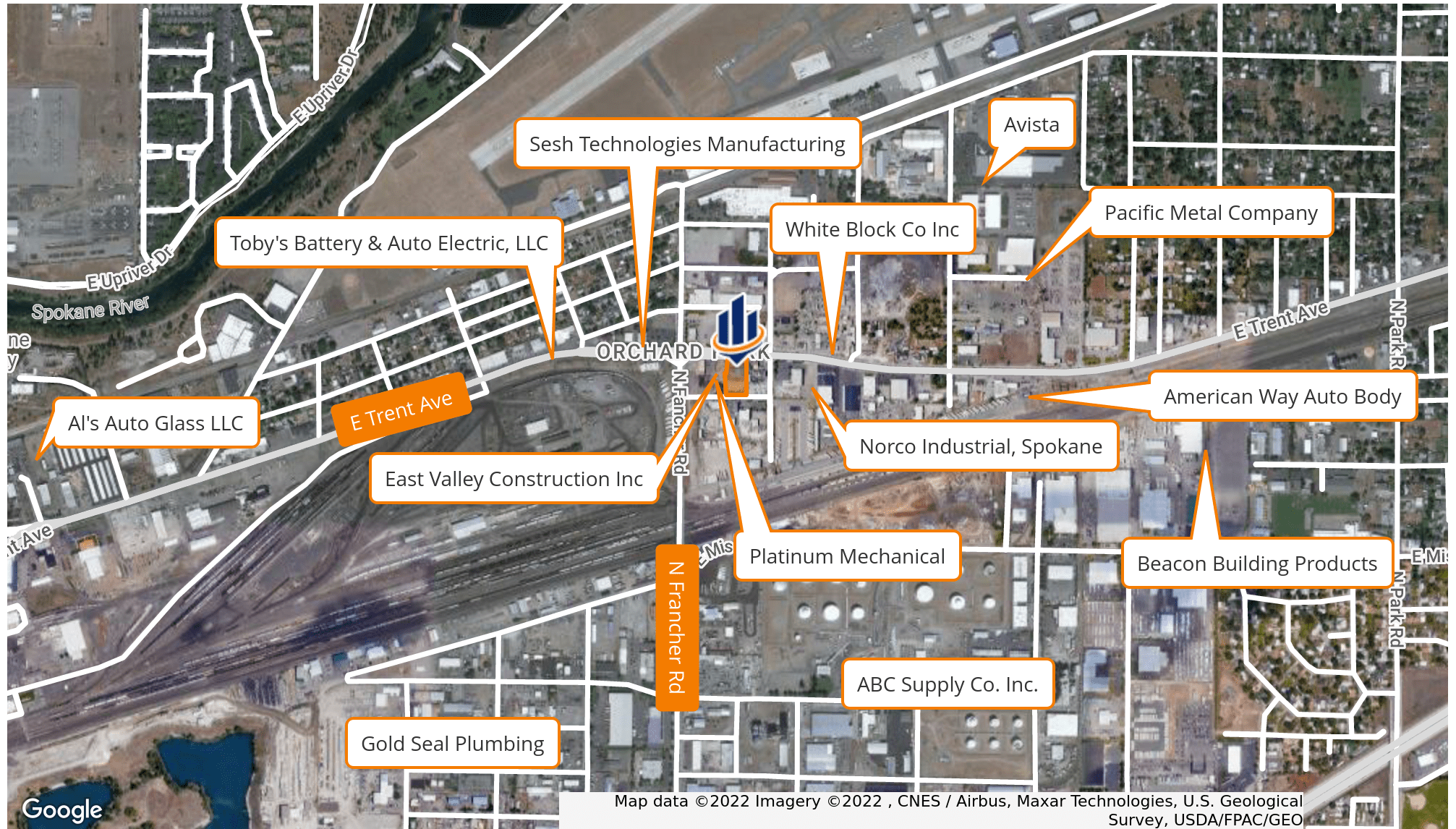
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RETAILER MAP



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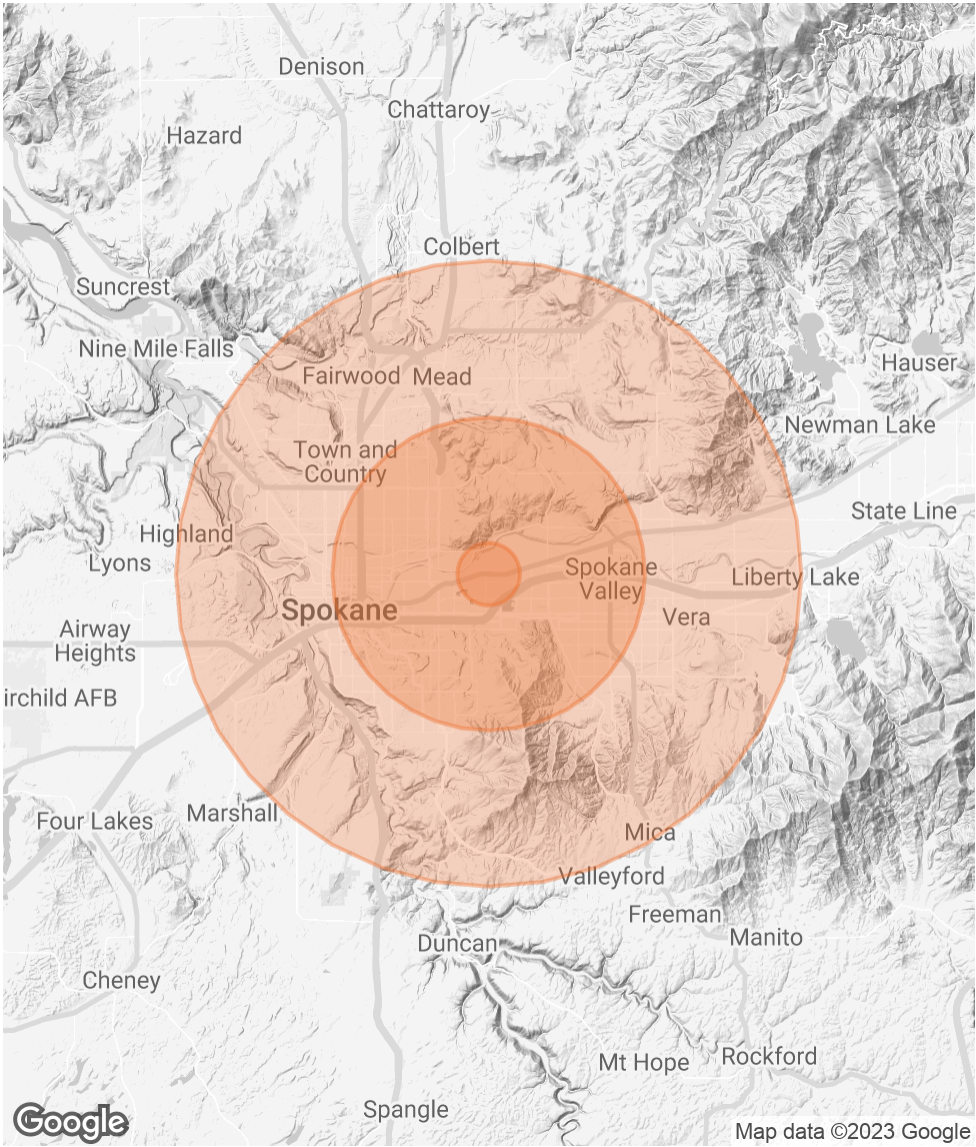
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,794	145,329	456,446
AVERAGE AGE	36.8	36.3	36.6
AVERAGE AGE (MALE)	39.2	35.5	35.0
AVERAGE AGE (FEMALE)	35.3	36.9	38.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	779	59,803	192,094
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$48,788	\$53,611	\$57,164
AVERAGE HOUSE VALUE	\$136,404	\$174,353	\$208,566

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



MATTHEW BYRD

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties. Matthew offers over 24 years experience in the Spokane real estate industry. Matthew’s primary focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane Area. Matthew has been involved in over 20 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs. A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

MEMBERSHIPS

Spokane Trader’s Club
Spokane Association of Realtors

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