



FOR LEASE



*Prime Trent Ave Free Standing
Mixed Use Building*

(Located on Trent Ave in between Argonne and Park Roads)

**8007 E. Trent Ave
Spokane Valley, WA 99201**



GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

PROPERTY HIGHLIGHTS

**For Lease: \$3,300.00 Per Month
plus Utilities & Property Taxes**

- **Parcel #: 45073.1701**
- **16,884+/- SF Lot**
- **2,866 +/- SF Free Standing Building**
- **\$13.82 per SF plus Utilities & Taxes**
- **Building Features: Reception, Kitchen, Conference Room, Open Space, Restroom and Storage**
- **Two Roll Up Doors (12 Foot Doors)**
- **Up to 16 Parking Stalls**
- **Includes Fenced Backyard**
- **Zoning: Industrial Mixed Use (IMU), many permitted uses allowed per City of Spokane Valley including Medical, Office, Retail and Food.**
- **Signage Opportunities**
- **Easy I-90 Access (Argonne Corridor)**
- **Highly Visible location, Daily Traffic Count: 23,900 cars per day**
- **Property Taxes \$5,438 (2024)**
- **Former Fire Station**
- **Showings by appointment only**

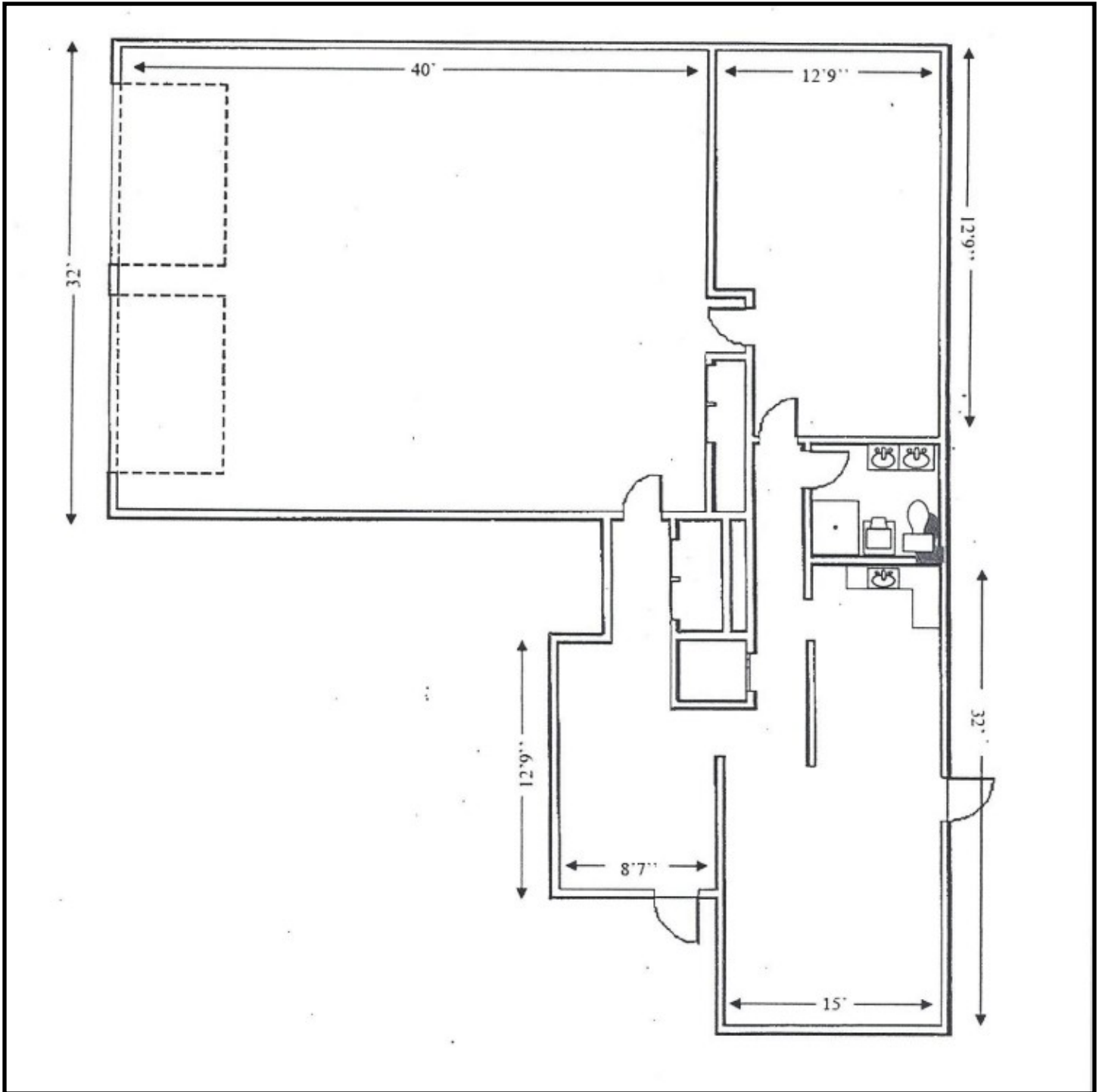
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Floor Plan



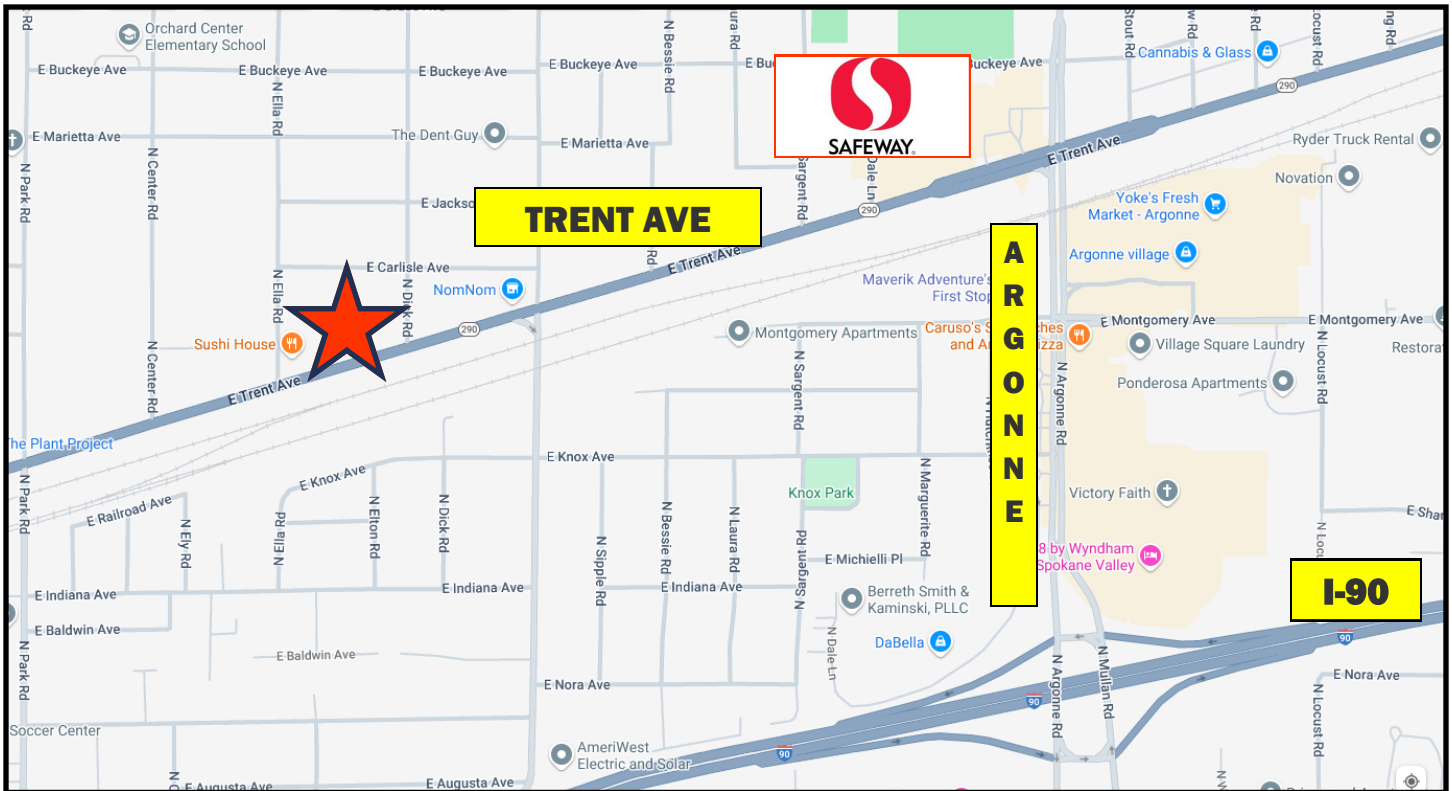
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MAPS



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PHOTOS



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ABOUT



For over **40 years G. ARGER CO. REAL ESTATE INC.**, has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.



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All prospective buyers should conduct their own analysis and inspections for their intended use.