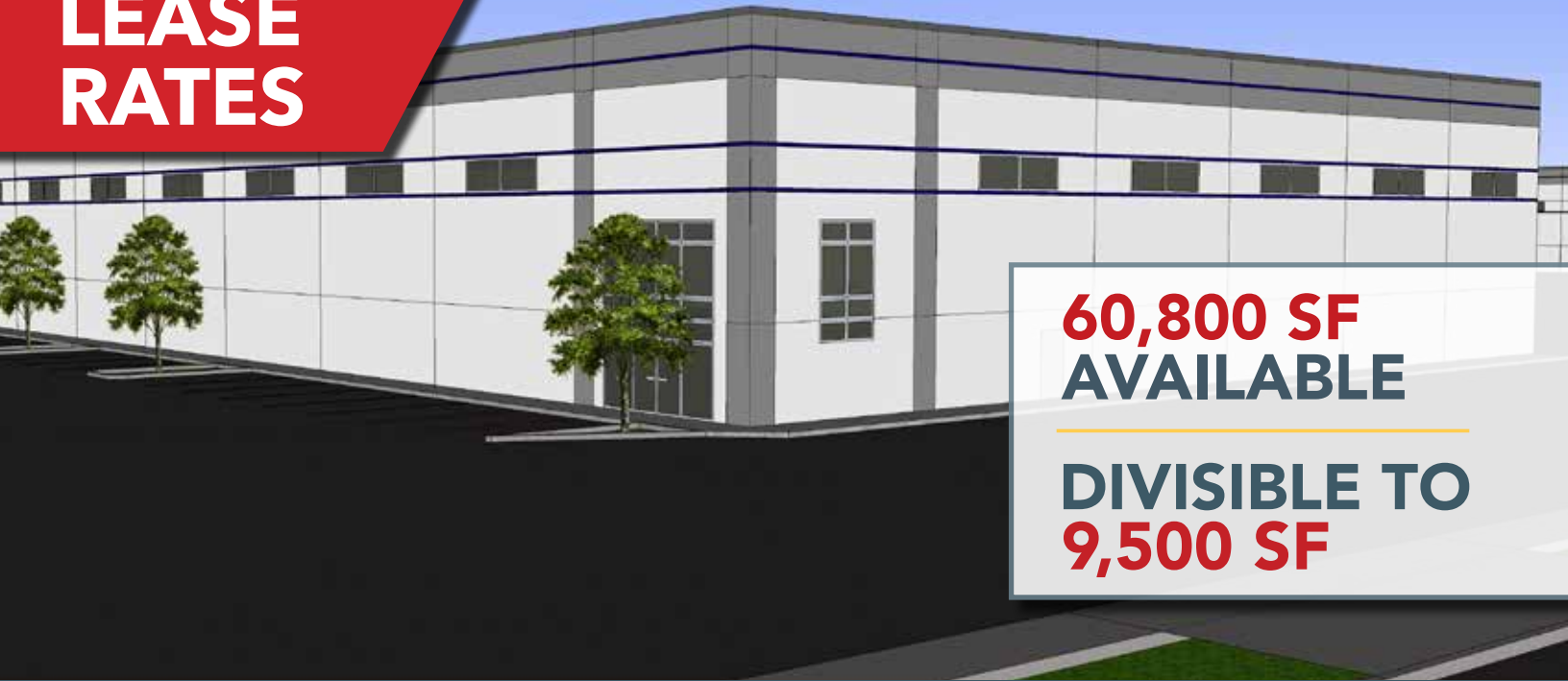


# AVAILABLE SEPTEMBER 2019

## UPDATED LEASE RATES



**60,800 SF**  
**AVAILABLE**

**DIVISIBLE TO**  
**9,500 SF**

## FOR LEASE *CLOSE TO DOWNTOWN*

# Playfair Building 8

Spokane, WA 99202



### Property Details

- Concrete Tilt-Up Building
- 36' 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
- **Two** Class I Railroads On Site

**OPEN  
LISTING  
FOR ALL  
BROKERS**

# AVAILABLE SEPTEMBER 2019

## LOADING DOCKS



**OFFICE:** Rates to be determined by tenants specifications

**WHSE:** \$0.69/SF/MO

**NNN's:**

Estimated at \$0.16/SF/MO

**LOADING:**

- 9 Dock High Doors  
16 Additional Available
- 2 Drive-in Grade Level Doors  
Additional Available

**ZONING:**

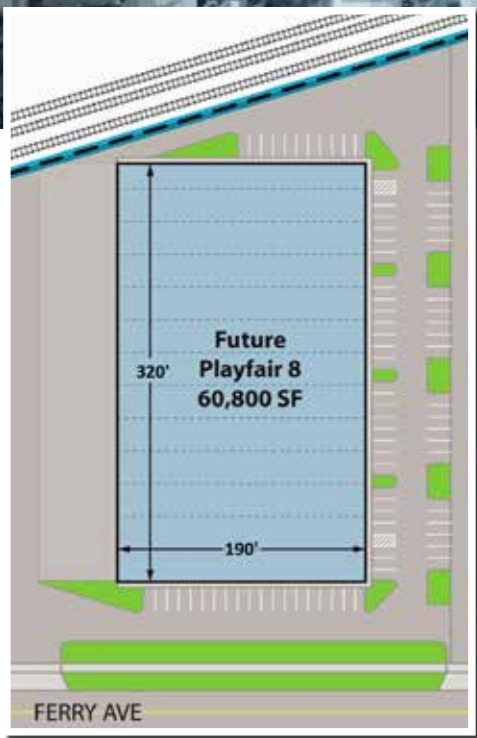
- Heavy Industrial
- Located Within the CEZ Zone  
Sales tax deferral may be available for manufacturing construction

**POWER:**

- 480V 3 Phase Power

# AVAILABLE SEPTEMBER 2019

## PHOTOS



Total Available: 60,800 SF  
Building Size: 60,800 SF  
Acreage: 3.62



# AVAILABLE SEPTEMBER 2019

## PHOTOS



TYPICAL VIEW OF INSIDE BUILDING



COMMERCE PARK LANDSCAPING

# AVAILABLE SEPTEMBER 2019

## AERIAL MAP



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.