

FOR LEASE CLOSE TO DOWNTOWN

Playfair Building 3 Spokane, WA 99202

Property Details

- Concrete Tilt-Up Building
- 32' 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







509.343.9042

PLAYFAIR 3 2800 E FERRY AVE SPOKANE, WA 99202

LOADING DOCKS



OFFICE: Rates to be determined by tenants specifications

WHSE: \$0.75/SF/MO

NNN's:

Estimated at \$0.15/SF/MO

LOADING:

- 8 Dock High Doors, Additional Available
- Drive-in Grade Level Doors Available

ZONING:

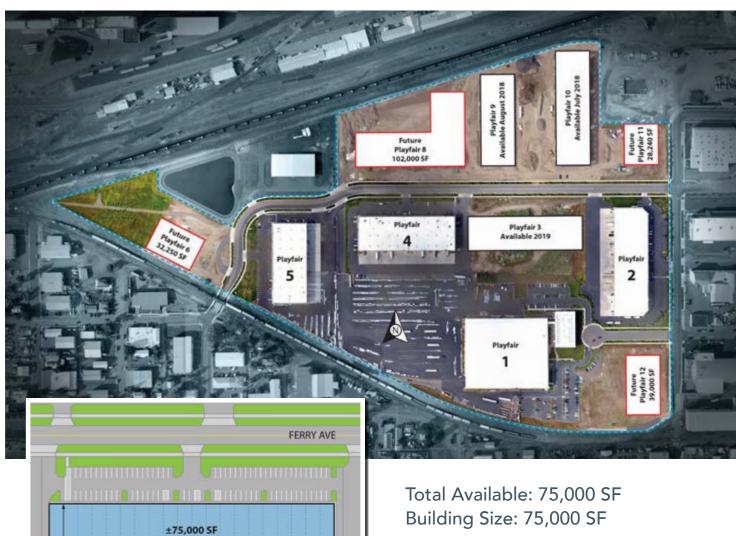
- Heavy Industrial
- Located Within the CEZ Zone
 Sales tax deferral may be available for manufacturing construction

POWER:

• 480V 3 Phase Power



PHOTOS





AVAILABLE

PHOTOS







AERIAL MAP



(395)

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.

