

AVAILABLE NOW

**UPDATED
LEASE
RATES**



**67,200 SF
REMAINING**

**DIVISIBLE TO
7,500 SF**

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

**OPEN
LISTING
FOR ALL
BROKERS**



509.343.9042
LBStoneProperties.com

PLAYFAIR 3
2720 E FERRY AVE
SPOKANE, WA 99202

081619

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LOADING DOCKS



TYPICAL VIEW OF DOCK LOADING

OFFICE: Rates to be determined by tenant's specifications

WHSE: \$0.69/SF/MO

NNN's:

Estimated at \$0.16/SF/MO

LOADING:

- 6 Dock High Doors, Additional Available
- 4 Drive-in Grade Level Doors

• **ZONING:**

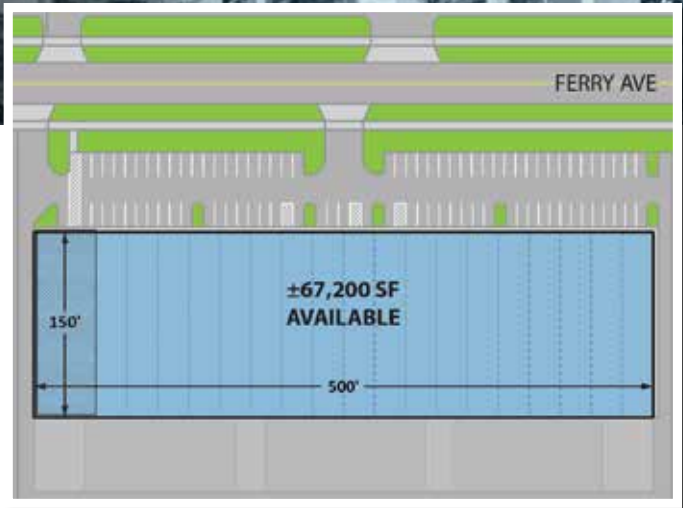
- Heavy Industrial
- Located Within the CEZ Zone
Sales tax deferral may be available for manufacturing construction

POWER:

- 480V 3 Phase Power

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PHOTOS



Total Available: 67,200 SF
Building Size: 75,000 SF
Land Area: 197,465 SF
Acreage: 4.53

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PHOTOS



TYPICAL VIEW OF INSIDE BUILDING



COMMERCE PARK LANDSCAPING

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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.