

# AVAILABLE NOW



**9,517 SF**  
**AVAILABLE**

## FOR LEASE *CLOSE TO DOWNTOWN*

# Playfair Building 8

Spokane, WA 99202



### Property Details

- Concrete Tilt-Up Building
- 30' 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 8  
2601 E FERRY AVE  
SPOKANE, WA 99202

010522

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## LOADING DOCKS



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

**WHSE:** \$0.85/SF/MO/NNN

### LOADING:

- 1 Dock High Door
- 1 Additional Available

### ZONING:

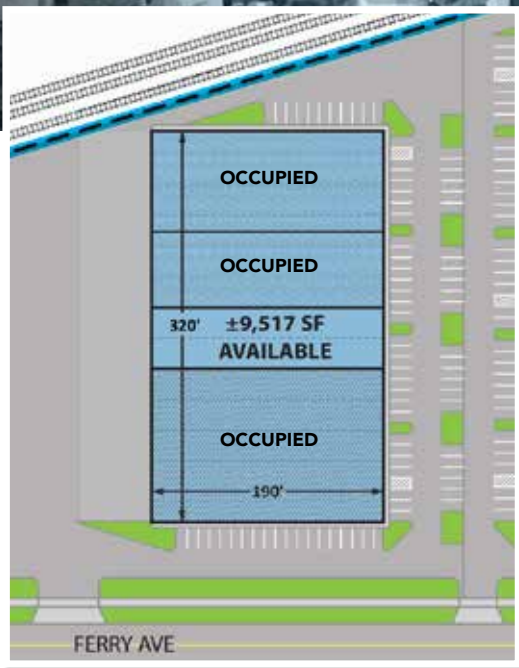
- Heavy Industrial
- Located Within the CEZ Zone  
Sales tax deferral may be available for manufacturing companies

### POWER:

- 480V 3 Phase Power

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## PHOTOS



Total Available: 9,517 SF  
Building Size: 60,800 SF  
Acreage: 3.62



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## PHOTOS



**PLAYFAIR 8 INTERIOR**



**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.