

# AVAILABLE NOW



**19,342 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  
2800 E FERRY AVE  
SPOKANE, WA 99202

030821

# AVAILABLE NOW

## LOADING DOCKS



**OFFICE:** Rates to be determined by tenant's specifications

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

**NNN's:**

Estimated at \$0.17/SF/MO

**LOADING:**

- 3 Dock High Doors  
Additional Available
- 1 Drive-in Grade Level Door  
Additional Available

• **ZONING:**

• Heavy Industrial

• Located Within the CEZ Zone

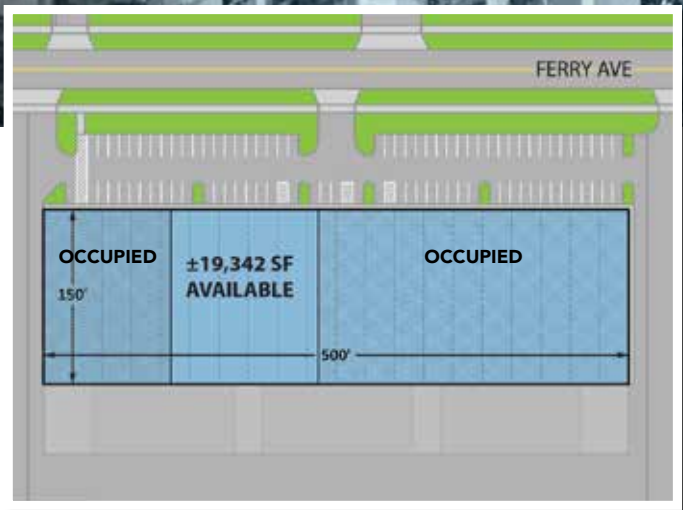
Sales tax deferral may be available for manufacturing companies.

• **POWER:**

• 480V 3 Phase Power

# AVAILABLE NOW

## PHOTOS



Total Available: 19,342 SF  
Building Size: 75,000 SF  
Land Area: 197,465 SF  
Acreage: 4.53

# AVAILABLE NOW

## PHOTOS



TYPICAL VIEW OF INSIDE BUILDING




COMMERCE PARK LANDSCAPING

# AVAILABLE NOW

## 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.