

# Office & Warehouse Space for Lease



**6522 E. 1st Ave.**



**Great Location off I-90,  
Sprague Exit**

**Will Clemmens**

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- 4,145 SF Warehouse Available
- 3,000 SF Office Space Available
- 8,100 SF Total Lot
- Warehouse has 12' Clearance with Drive-Thru Capabilities
- Traffic Count of 25,000 Cars Per Day
- Great Business Location!

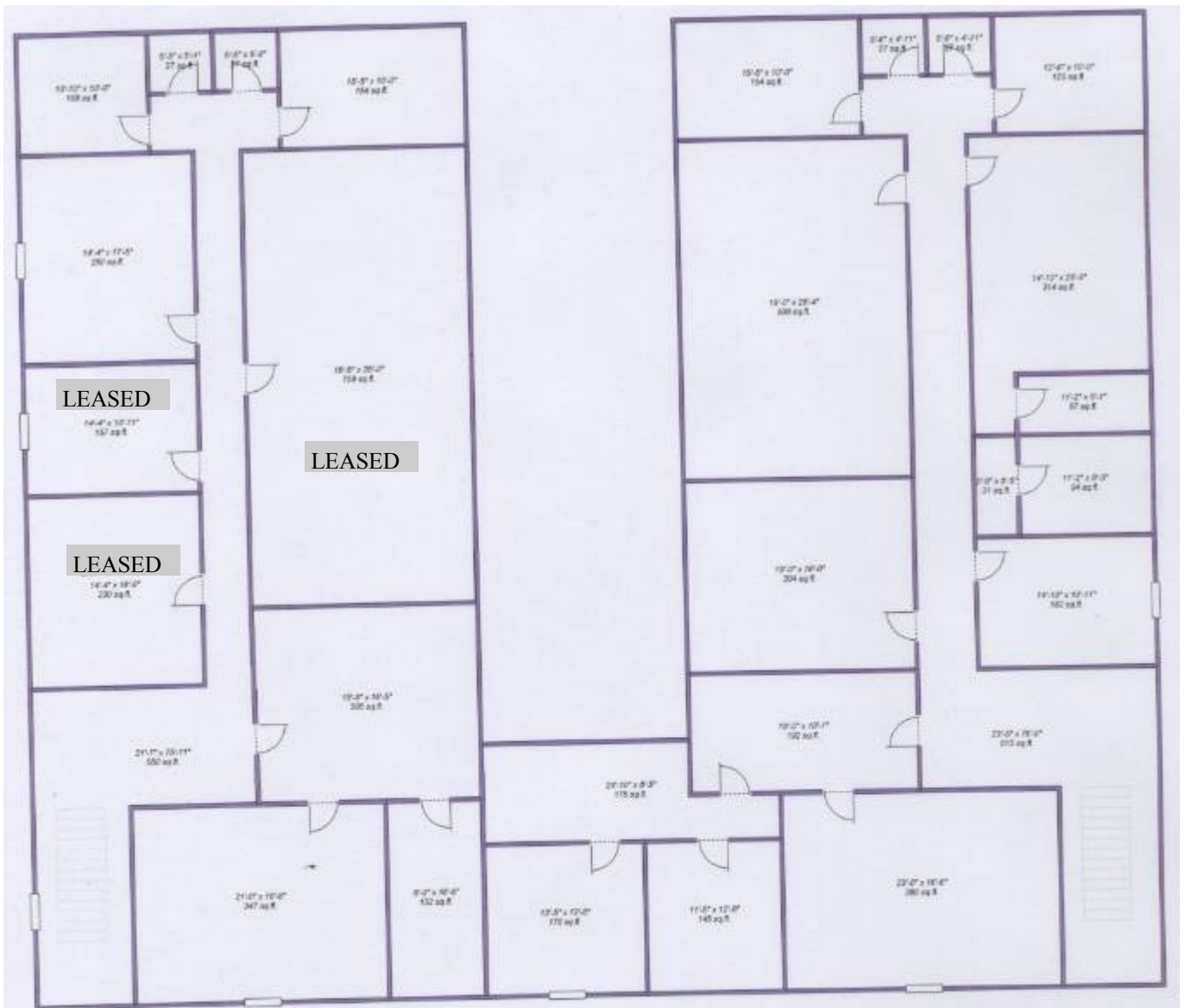
**Warehouse Lease Price:**

**\$1,000/mo + NNN**

**Office Space Lease Price:**

**.50¢/PSF**

# 6522 E. First Ave.



2nd Floor Office Space  
3,000 SF Available