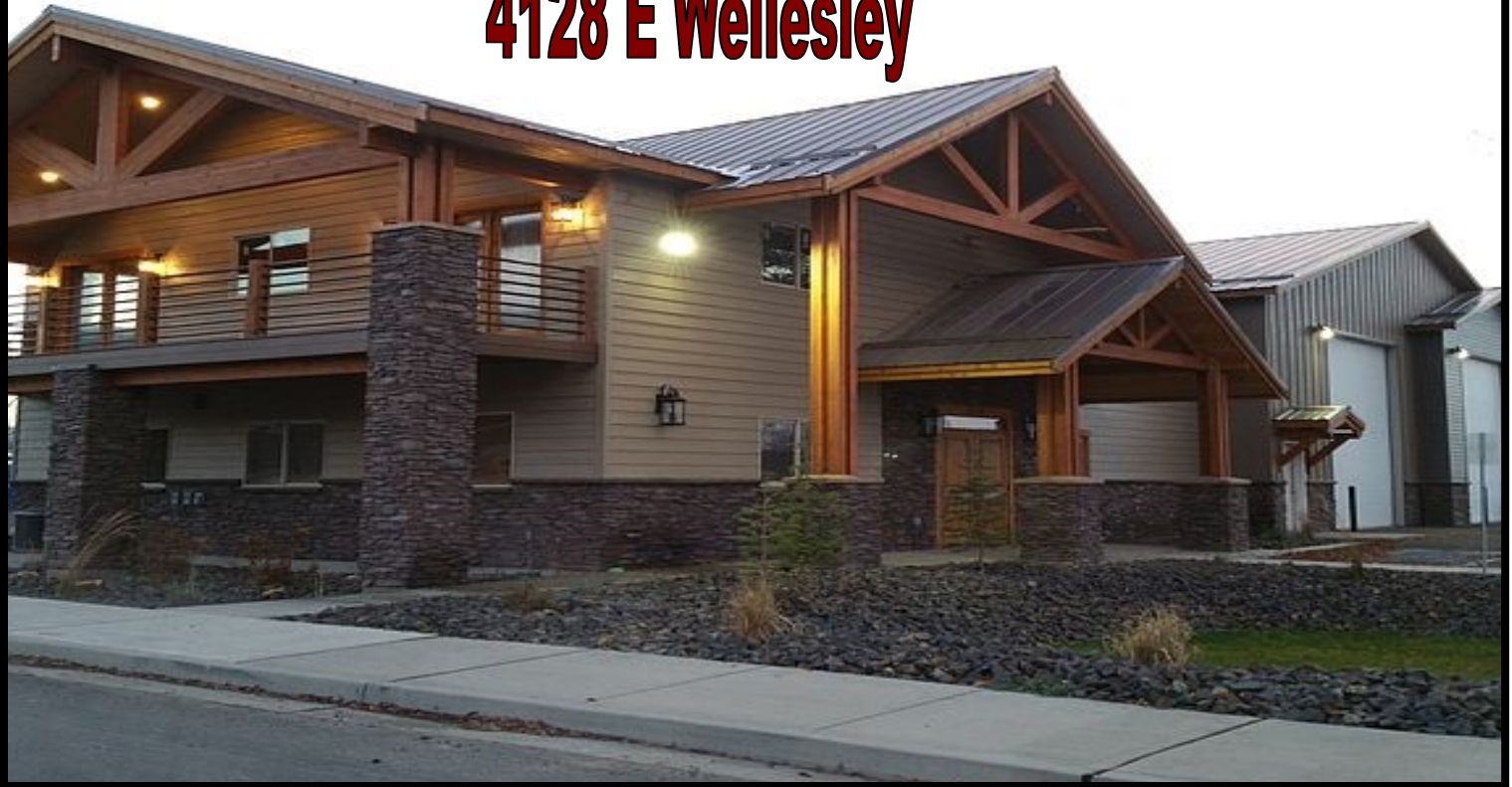


Warehouse/Office Space for Lease

4128 E Wellesley



Sam Morse

Cell: 509-370-9166

smorse@cantucommercial.com



524 W Indiana Ave Suite A
Spokane WA 99205
Office (509) 777-1111
Fax (509) 777-1112

Property Information - A, B, F & G ~ All Combined

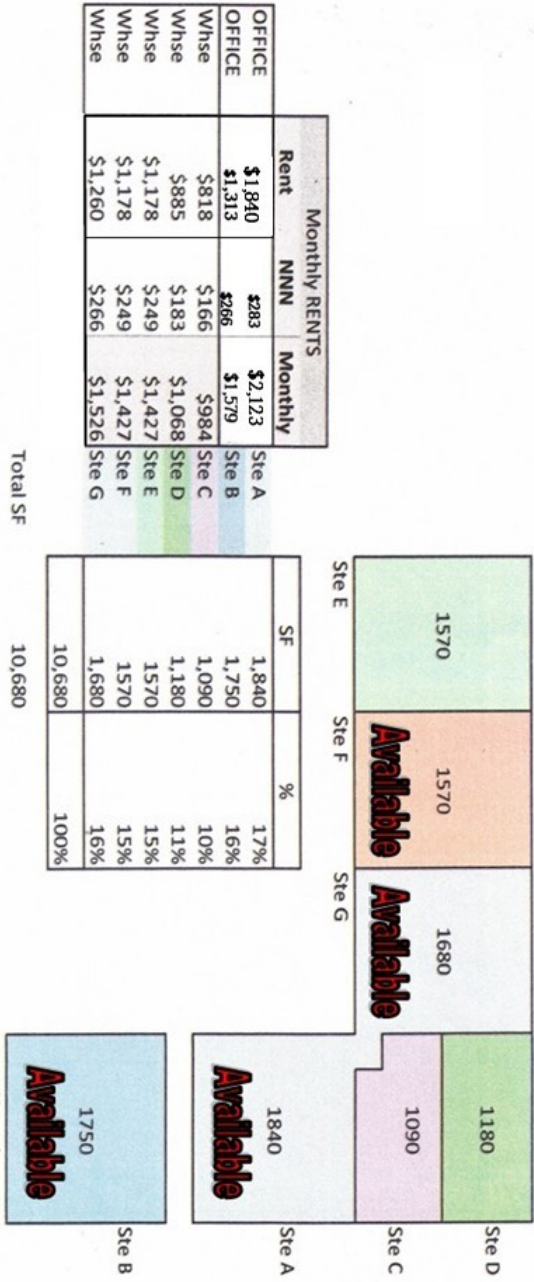
- Offices Available: Suite A ~ 1,840 & Suite B ~ 1,750 Total 3,590 SF
- Warehouse Bays: F & G ~ Combined Space 3,250 SF
- Total Space Available for Lease: 6,840 SF ± See Floorplan
- Close to Freya Freeway Exit
- Zoned: Commercial Light Industrial
- All Bays have a Bathroom
- 18' Ceilings
- 3 Phase Power ~ 200 AMPS Per Suite
- LED Lighting
- 2 ~ 14' x 16' Overhead Doors
- Garage Door Opener & Man Door Steel Insulated
- Warehouse Walls Finished with Metal
- High Energy Efficient Insulation
- Separate Metered hookups for Electrical, Gas Heat, & Comcast
- Some Suites can be Demised~ Call Agent for Details.

Lease Rate: Suite B, F & G ~ .75¢ NNN

Lease Rate: Suite A ~ \$1.00 NNN

Koller Office & Warehouse Complex

4128 E Wellesley



	Monthly RENTS		
	Rent	NNN	Monthly
OFFICE	\$1,840	\$283	\$2,123
OFFICE	\$1,313	\$266	\$1,579
Whse	\$818	\$166	\$984
Whse	\$885	\$183	\$1,068
Whse	\$1,178	\$249	\$1,427
Whse	\$1,178	\$249	\$1,427
Whse	\$1,260	\$266	\$1,526

Total SF

10,680

100%

Upstairs