



# THE ROTHROCK COMPANY

*Imagination  
Ingenuity  
Integrity*

Commercial Real Estate Services ♦ Property Management ♦ Project Development Consulting

## CHIMNEY ROCK INDUSTRIAL PARK

**Building # 5, Ste. A  
3200 E. Trent Ave.  
Spokane, Washington**

**FOR LEASE**

(Available April 1, 2015 or via Sub-Lease)



### Superb Storage & Distribution Space

*15,000 Sq. Ft.*

Chimney Rock is Spokane's most centrally located industrial park, fronting on Freya Street and Trent Avenue. Now fully built out, the Chimney Rock campus offers nearly 275,000 square feet of high-bay distribution office / warehouse. Chimney Rock offers a unique setting and location, providing convenient access to both north/south and east/west corridors.

#### *Building Features*

- Square Footage: SUITE A - 15,000 sq. ft.
- 3,000sf +/- Office / 12,000sf +/- Warehouse
- Ceiling Height – Clear: 24'
- 1 - Dock-Hi Door
- 1 - Grade Level Ramp
- Fully Sprinkled
- Exceptional Lighting T-8 / Perimeter Fully Insulation
- Term: 5-10 Years w/ escalations every 30 Months
- Lease Type: NNN
- Zoning – M 3

Warehouse Space: \$0.40 per sq. ft. per month net  
Office Space: \$0.70 per sq. ft. per month net

**For Additional Information Please Contact:**

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Main Entry



Executive Office



Fully Insulated Warehouse

PREMISES

