

# WAREHOUSE/OFFICE WITH YARD & BNSF RAIL SPUR



## FOR LEASE | 2823 S. Craig Road, Airway Heights, WA 99001

|                       |                                                                                                                                                 |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>LOCATION:</b>      | In the city of Airway Heights with excellent access to I-90, Highway 2 and the Spokane Airport                                                  |
| <b>SITE:</b>          | A portion of a multi-tenant site; includes portions of parcel #'s 15263.0014 & 15263.0013                                                       |
| <b>YARD:</b>          | Total yard area available ±501,863 SF, including building footprint                                                                             |
| <b>ZONING:</b>        | City of Airway Heights, I-2, Heavy Industrial                                                                                                   |
| <b>IMPROVEMENTS:</b>  | Available Building Area: ±22,164 SF                                                                                                             |
|                       | Office Trailer: ±1,344 SF                                                                                                                       |
|                       | Warehouse Area: ±20,820 SF                                                                                                                      |
|                       | Rail Spur: 375' BNSF rail spur with additional length possible (rail spur at additional rent)                                                   |
|                       | Heat: Office: Electric HVAC                                                                                                                     |
|                       | Warehouse: Four (4) gas fired Reznor unit heaters                                                                                               |
|                       | Clearance: 21' clear height; 23'6" at peak                                                                                                      |
|                       | Fire Sprinkler: New fire sprinkler installation available                                                                                       |
|                       | Construction Type: Steel beam, metal siding                                                                                                     |
|                       | 3 Grade Level Doors: West: 14'H x 16'W; East: 14'H x 20'W; North: 16'H x 14'W                                                                   |
|                       | Power: 400 amp, 480 volt, 3 phase                                                                                                               |
|                       | Crane: Two (2) 10 ton cranes; hook height @ ±13.95'                                                                                             |
|                       | Age: Warehouse: remodeled in 2026; Office Trailer: 1990                                                                                         |
| <b>LEASE PRICING:</b> | \$14,339/Month/NNN for building plus ±271,000 SF (6.22 acres) of yard; \$2,975/Month additional for ±208,700 SF (4.79 acres) yard w/rail spur   |
| <b>NNN EXPENSE:</b>   | \$0.09/SF/Month, includes property management, fire insurance and real estate tax; Tenant contracts and pays for snow removal and weed control. |

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Spokane, WA 99201

**Mark Lucas, SIOR** | 509.755.7524  
mlucas@kiemlehagood.com

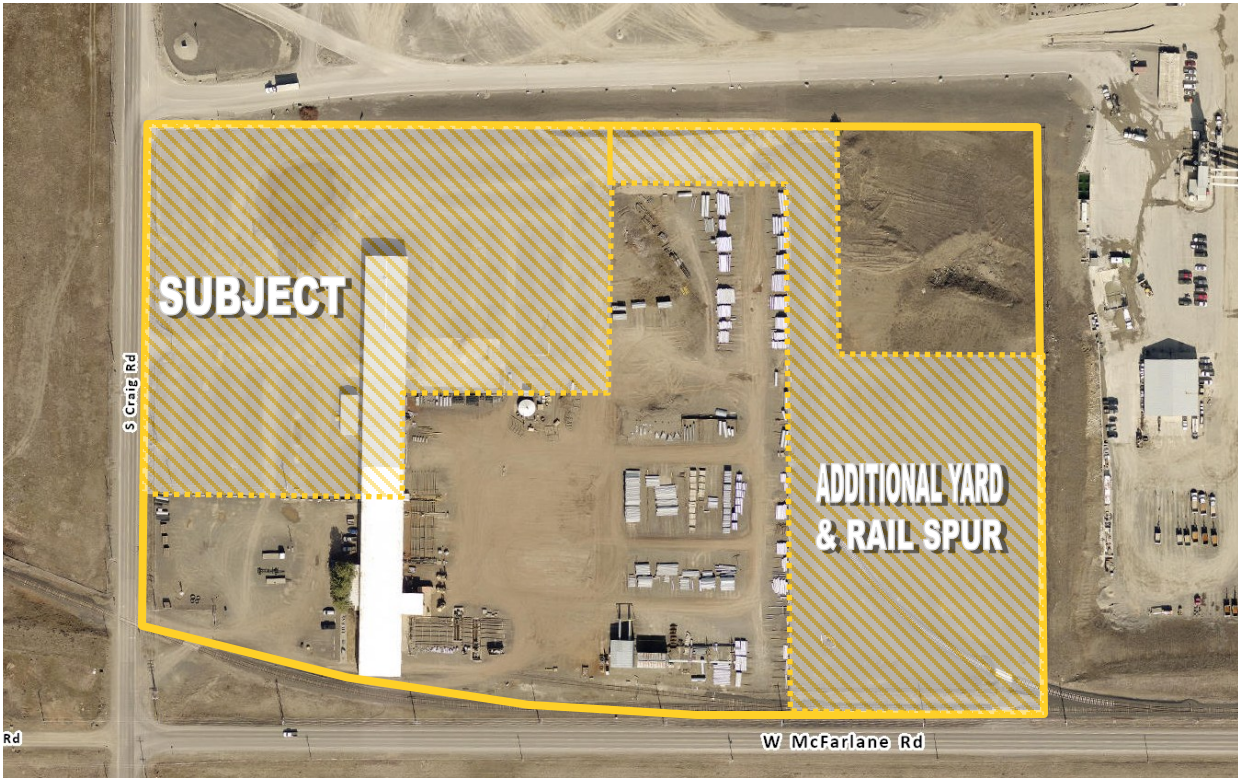
**Tracy Lucas** | 509.755.7558  
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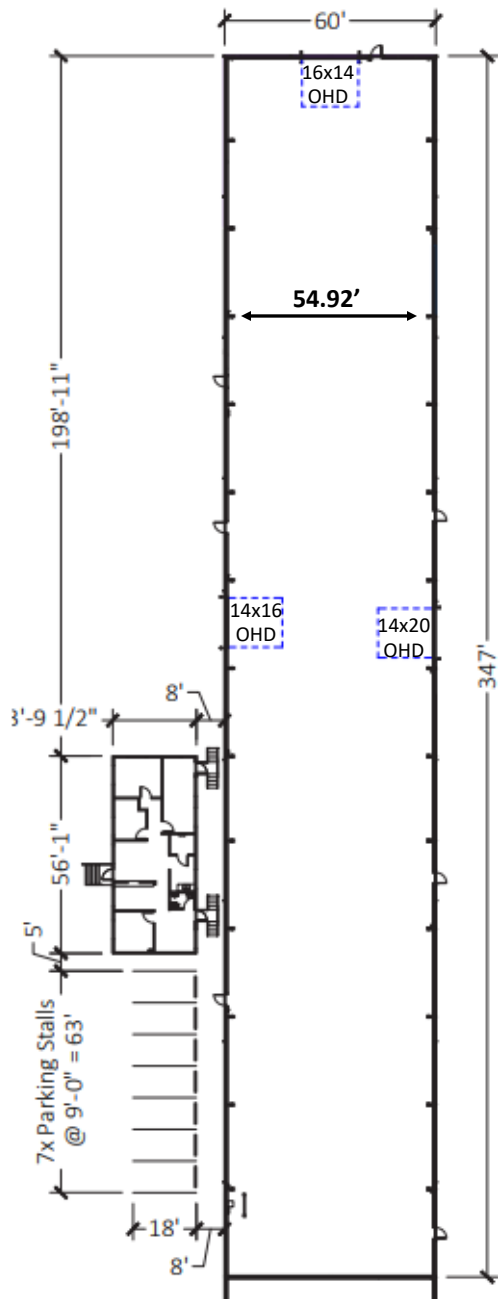
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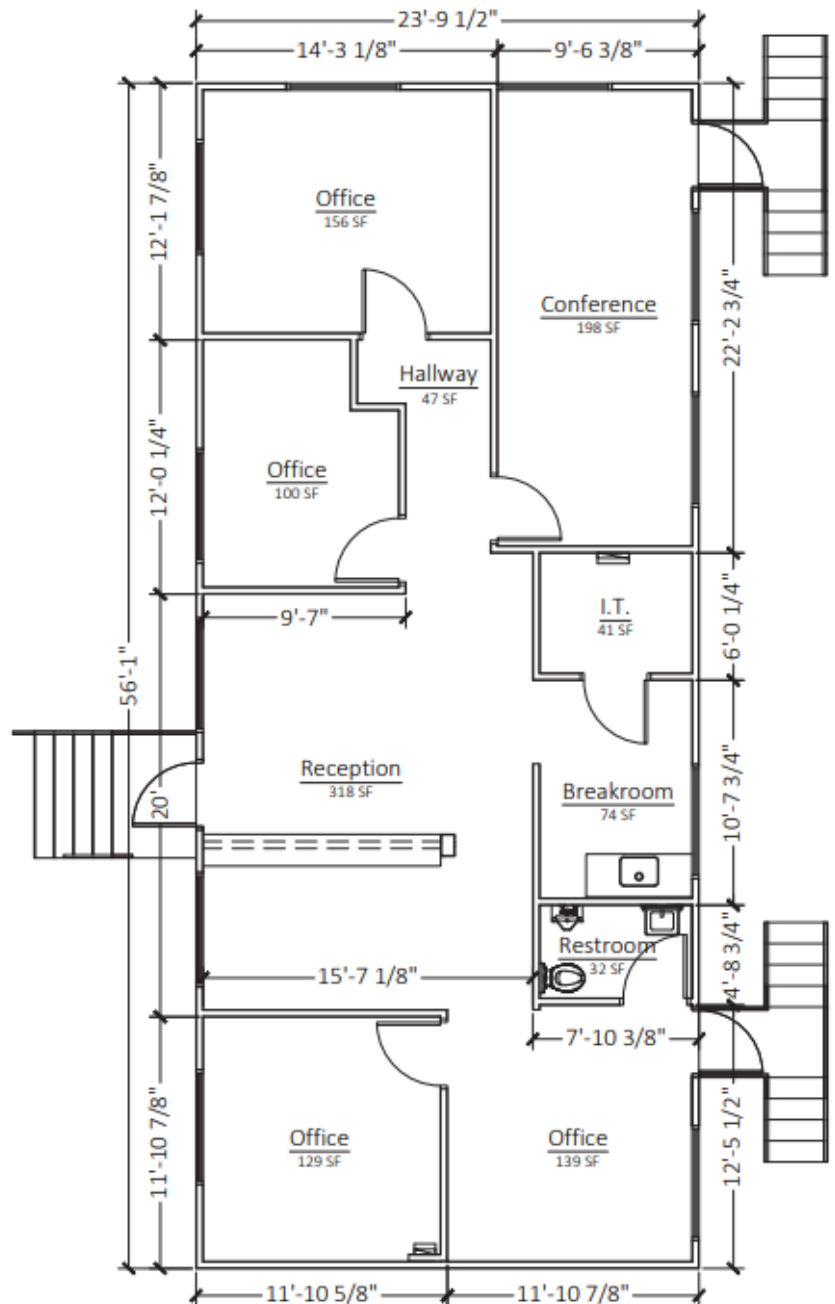
# FLOOR PLANS

2823 S. Craig Rd., Airway Heights, WA 99001

WAREHOUSE



OFFICE TRAILER



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# SITE PLAN

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