

FOR LEASE

SHOWROOM/OFFICE/WAREHOUSE SPACE

ADDRESS:	719 5 th Street, Clarkston, Washington
DESCRIPTION:	Large metal warehouse building supporting an office and display area located in downtown Clarkston, Washington. Dock high and at grade loading areas and fenced outdoor storage.
SIZE:	Main floor is 9,600 square feet including 1,300 square feet of office/display space and another 1,300 square feet of mezzanine space for a total of 10,900 square feet. The building dimensions are 120' X 80'.
LAND SIZE:	24,543.75 square feet (192.5' of frontage on 5 th Street by 127.5 depth to the alley).
MONTHLY RENT:	\$3,500 monthly plus property taxes (\$3,347.19 per year), insurance and repairs
UTILITIES:	Paid by tenant
BEST USES:	Warehouse distribution for building supplies, electrical parts house, plumbing supply
ZONING:	D-C or Downtown Commercial which includes but is not limited to building supply outlet, sign shop or gym

GENERAL DESCRIPTION:

This property was most recently a wholesale electrical parts store. It was built in 1978. There is a double door main entrance and two other man doors plus two overhead doors, one that is dock high and the other at grade. There are space heaters for heat and no air conditioning. There is chain link fenced outside space for outdoor storage.

TENANT FINISH:

Other finish would be at the tenant's expense. Some office furniture is included.

For more information or an appointment to see the space contact Dick White at RE/MAX River Cities (208) 743-6575 or dwhite@lewiston.com or come to our office at 1015 F Street, Lewiston, Idaho



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