



LOCATION: Yard area on the north side of Alki, south of the Broadway Industrial Park between Freya and Havana. Great location with convenient access via Broadway or Alki and located within minutes to I-90, City of Spokane's Central Business District, and the City of Spokane Valley.

SITE: ±33,440 SF (±160' x ±209); a portion of parcel number 35154.0209; Site has been graded and graveled with 6' high black cyclone fence and gates installed.

AVAILABLE AREA: ±28,440 total SF in Areas A and C; can lease together or separately; see below

ZONING: HI, Heavy Industrial per city of Spokane

UTILITIES: No power, water or sewer available to the yard areas

LEASE PRICE

AREA A: ±124' x ±160' = ±19,840 SF
\$1984/Mo/MG (10¢/SF); area is fenced, graded and graveled

AREA B: ±50' x ±100' = ±5,000 SF
\$750/Mo/MG (15¢/SF); area is paved and fenced and is within the new 6'H cyclone fenced area

AREA C: ±85' x ±135' (less Area B, 5,000 SF) = ±6,475 SF
\$650/Mo/MG (10¢/SF); area is fenced and paved

LEASED

Industrial Fenced Yard

4000 E. Alki Ave.
Spokane, WA 99202

**View
Location**



TRACY LUCAS

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**KIEMLE
HAGOOD**

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All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 01/25/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\Alki E 4000 Yard.PUB



Street View





4000 E. Alki Ave.
Spokane, WA 99202

