

FOR SALE OR LEASE



WAREHOUSE / COLD OR DRY STORAGE

3857 E. Olive Avenue, Spokane, WA 99202

LOCATION:

Great central location east of Freya, between Sprague and Broadway. Convenient access to I-90 and minutes to downtown Spokane or Spokane Valley

SITE:

±84,375 SF (1.94 acres); parcel #35154.1301

ZONING:

City of Spokane, HI, Heavy Industrial

IMPROVEMENTS:

West Building/Cold Storage: ±16,266 SF Footprint

Mezzanine Office Area: ±360 SF

Heat/Cooling: In wall elec. heater & thru wall A/C in office

Loading: Dock high loading with grade ramp

Freezer Capacity: Designed to freeze as low as -10 °F

Power: 600 amps 480/277V 3 phase, serviced by Avista Utilities

Sprinklered: Yes

Sewer & Water: No Sewer; City of Spokane water

Construction Type: Concrete Block

Age: 1964, remodeled in 2010

Ceiling Height: 21'

6" concrete slabs over insulation; three evaporators supporting an ammonia-based refrigeration system; includes existing racking in freezer area

East Building/Dry Storage: ±6,090 SF

Loading: Dock loading

Construction Type: Block

Age: 1964

New roof, lights, overhead door and dock door to be installed

LEASE PRICE:

\$16,560/Month/NNN West Building
\$2,741/Month/NNN East Building

SALE PRICE:

\$3,768,000

**View
Location**



MARK LUCAS, SIOB

509.755.7524

mlucas@kiemleahagood.com

TRACY LUCAS

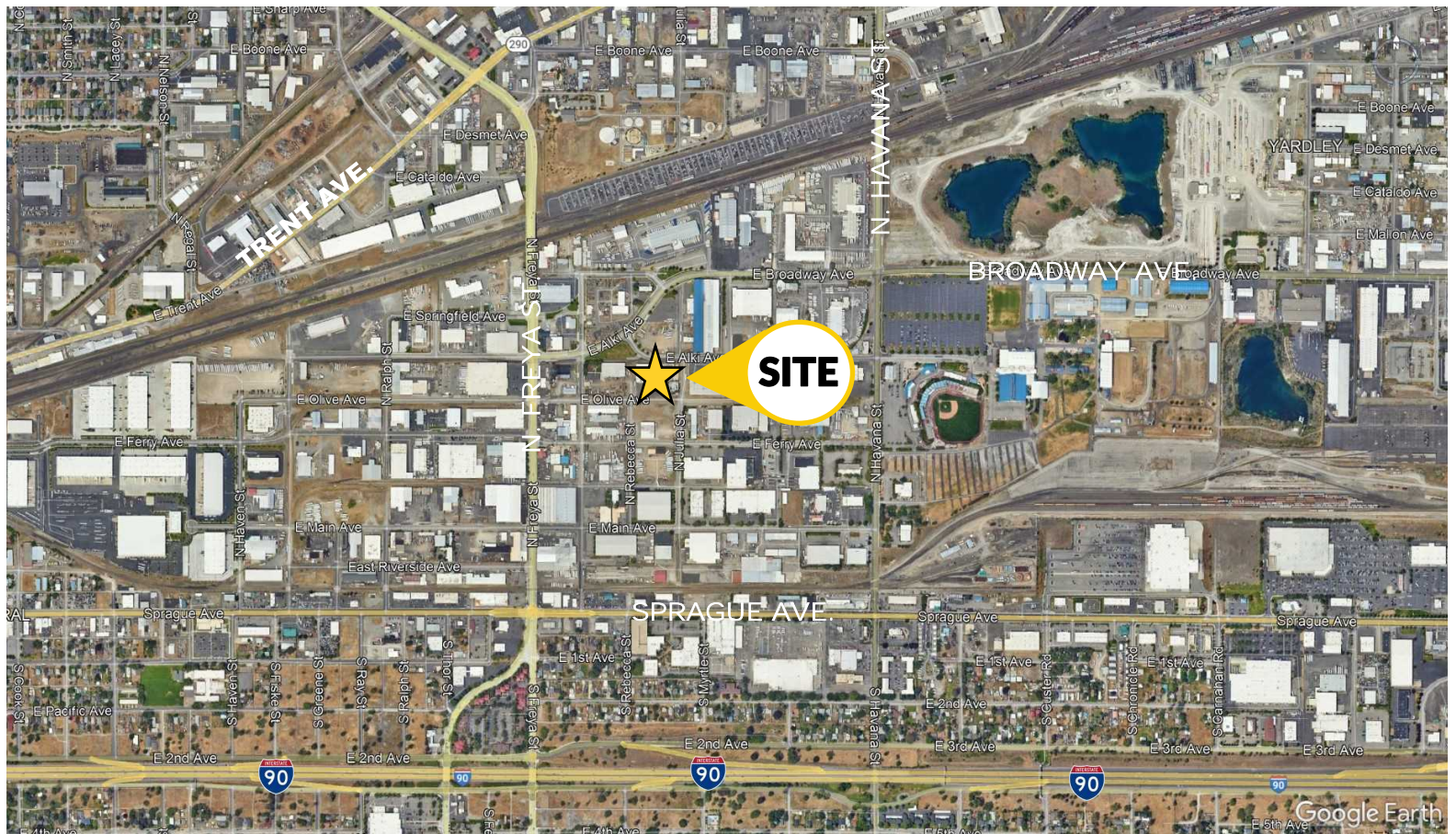
509.755.7558

tracyl@kiemleahagood.com

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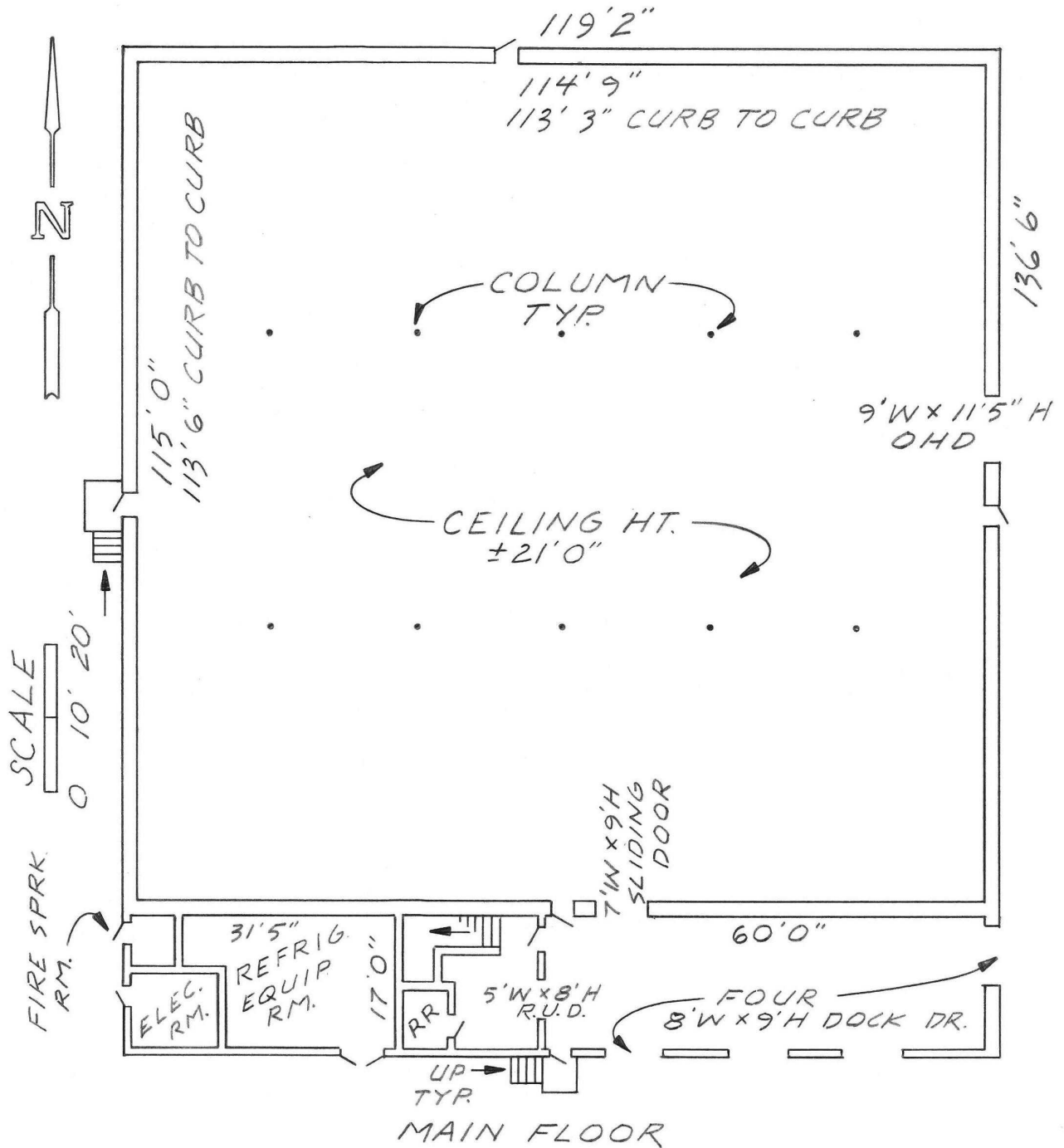


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FLOOR PLAN-West Bldg

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

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

KIEMLEHAGOOD.COM

PHOTOS

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