

For Sale or Lease Warehouse/Office

1622 S. Williams Ln.
Spokane WA, 99224

sds
COMMERCIAL



Levi McCormick
O: 509.462-9306
levi@sdsrealty.com

Carlos Herrera
C: 509.714.2593
carlos@sdsrealty.com

Sale Price: \$875,000
Lease Rate \$3,750.00 per month + NNN

www.sdsrealty.com

SDS REALTY INC 108 N WASHINGTON #600, SPOKANE WA. 99201

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.

Property Information

Overview

- o Building Size: 3,060 sf
- o Office area: 900 sf
- o Warehouse area: 2,160 sf
- o Land size: 47,916 sf
- o 14-foot ceilings in warehouse
- o Yard area in back
- o Kitchenette
- o Parcel Number: 25301.0405
- o Year Built: 2020
- o Zoning: Light Industrial (per City of Spokane)

Highlights

- o Gas radiant floor heating. Office and Warehouse zones.
- o 4 mini-splits for air conditioning throughout building.
- o Continuous hot water.
- o Two variable speed ceiling fans in warehouse.
- o Warehouse has bright-white metal ceiling.
- o Entire building is insulated.
- o LED lighting throughout.
- o Workshop room with wrap-around work benches.
- o 220 volt 50 amp exterior plug for charging an EV.
- o 10' roll-up garage door.

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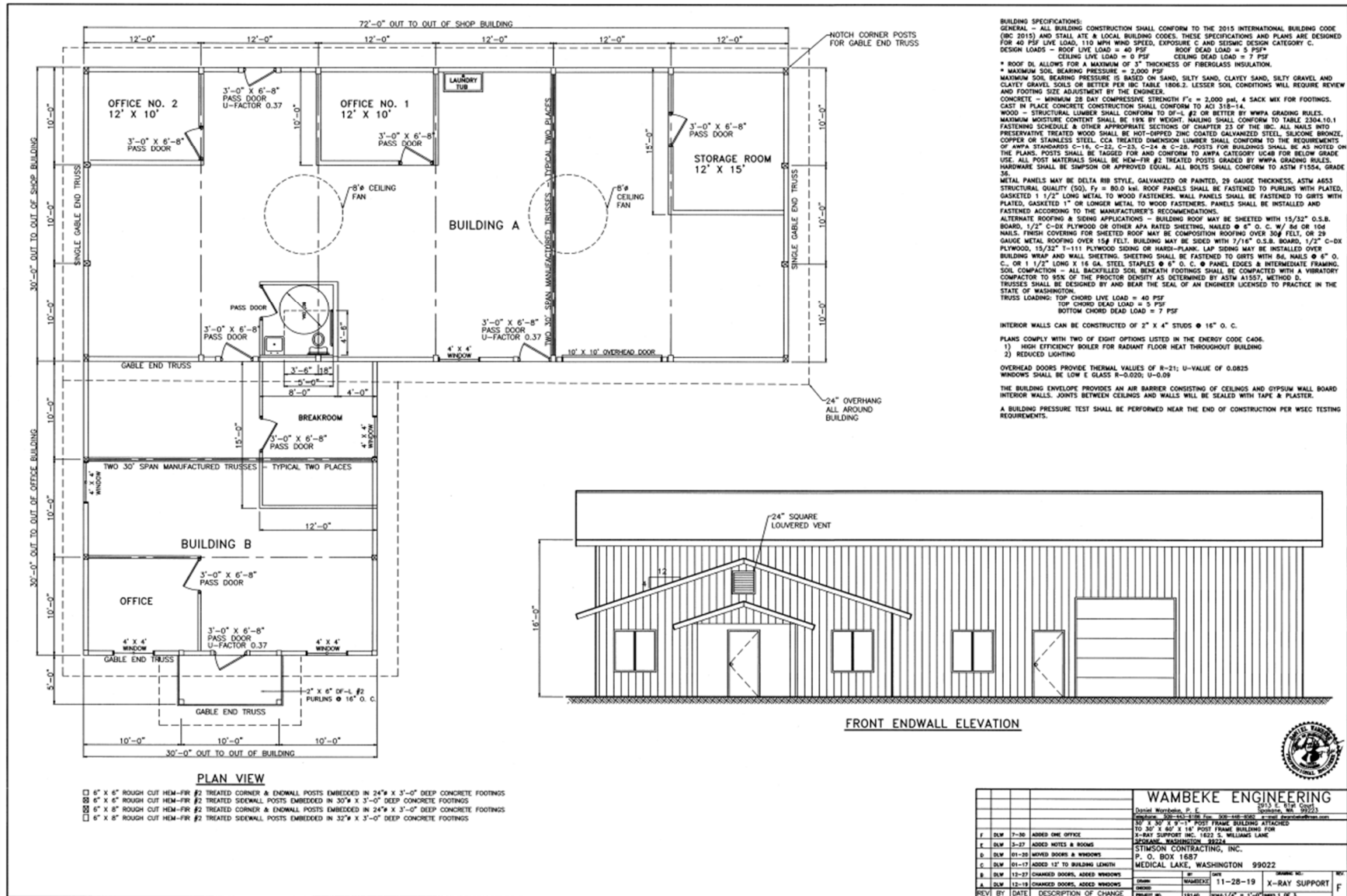
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