

FOR SALE or LEASE

SALE PRICE REDUCED

LOCATION:

Great location at the southwest corner of Mission Avenue and Havana Street. I-90 access is only minutes away via Freya and/or Fancher and is just east of the future North Spokane Corridor with Trent Avenue access.

SITE:

±11,237 SF per County Records; Parcel 35151.0101

ZONING:

City of Spokane, LI, Light Industrial

IMPROVEMENTS:

Total Building Footprint Area: ± 7,199 SF

Office and Showroom Area: ± 1,750 SF

Warehouse Area: ± 5,449 SF

Mezzanine Area: ± 1,185 SF

Heat Office: HVAC

Warehouse: 2 gas fired unit heaters

Grade-Level Overhead Door: Newer insulated OHD w/ electric opener

Power: 208V, 200 amp, 3 phase

Roof: Seamless Silicone Roofing System by Flat Roof Pros in 2022 w/20 year manufacturer product warranty from GE

Lighting: Updated LED lighting in warehouse

Recent Upgrades: New showroom area siding and glass; remodeled restrooms; HVAC ducting improved for better efficiency;

Sewer & Water: City of Spokane

Age: 1951

Availability: Immediately

SALE PRICE: ~~\$1,134,000.00~~ **\$850,000.00** **LEASE PRICE:** \$5,100/Mo/NNN

OFFICE / WAREHOUSE

4230 E. Mission Ave.
Spokane, WA 99202

**View
Location**



TRACY LUCAS

509.755.7558

tracyl@kiemleahagood.com

TRACY POFF

509.755.7588

tracy.poff@kiemleahagood.com

**KIEMLE
HAGOOD**

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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4230 E. Mission Ave., Spokane, WA 99202



Tracy Lucas | 509.755.7558
tracyl@kiemlehagood.com

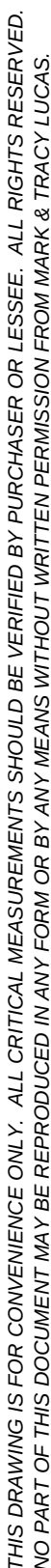
Tracy Poff | 509.755.7588
tracy.poff@kiemlehagood.com

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PHOTOS

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