

INDUSTRIAL OPPORTUNITY FOR SALE OR LEASE  
— **COURTLAND WAREHOUSE** —

3003 E COURTLAND AVE | SPOKANE, WASHINGTON 99207

**TOK**  
COMMERCIAL

**DREW ULRICK**

509.435.5866

drew@tokcommercial.com

**PRICE REDUCED!**



 **DETAILS**

**BUILDING SIZE:** 8,872 SF  
**LOT SIZE:** 18,750 SF  
**PROPERTY TYPE:** Industrial  
**ZONING:** GC-70  
**DOCK DOORS:** (2)  
**POWER:** 400 Amps; 3 Phase  
**YEAR BUILT/REMODELED:** 1959 / 2000  
**SALE PRICE:** \$749,000 — **PRICE REDUCED!**  
**LEASE RATE:** \$0.70 / SF  
**LEASE TYPE:** NNN

 **HIGHLIGHTS**

- Zoned GC-70
- Dock high access
- Ample power with 400 Amps; 3 Phase
- CMU construction

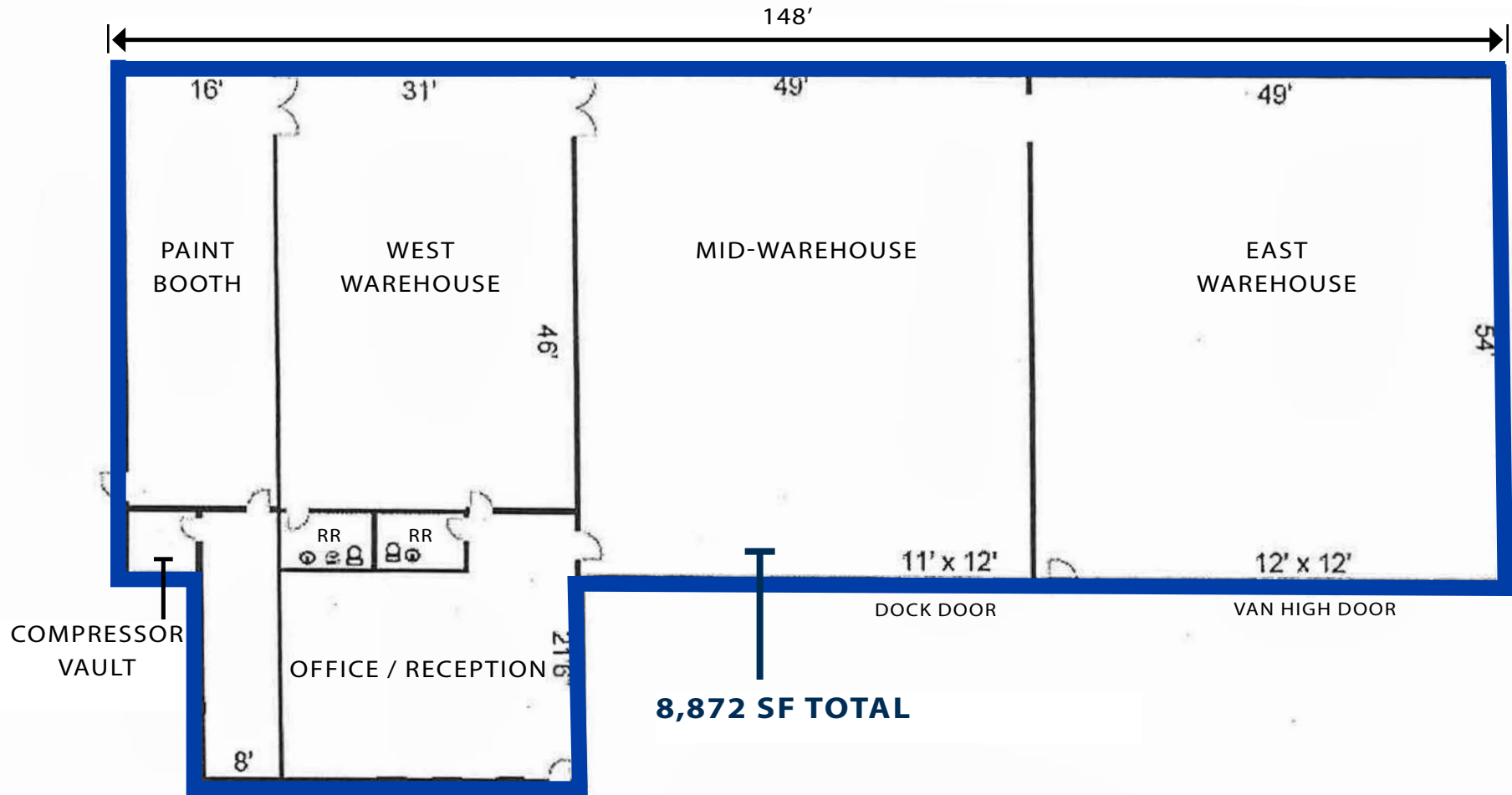
 **CONTACT**

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— **COURTLAND WAREHOUSE** —  
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**FLOOR PLAN**



HAVEN STREET

COURTLAND AVENUE

— **COURTLAND WAREHOUSE** —  
INDUSTRIAL OPPORTUNITY FOR SALE OR LEASE



— **COURTLAND WAREHOUSE** —  
GREAT SITE CAPABILITIES WITH ACCESS TO  
NEW N/S FREEWAY



**COURTLAND WAREHOUSE**  
8,872 SF  
(2) DOCK DOORS

**SITE**

— **COURTLAND WAREHOUSE** —  
LOCATED ALONG MAIN SPOKANE CORRIDOR



**SITE**

**FERGUSON AVISTA**

**KING BEVERAGE INC.** **Dr Pepper** **7UP** **Laird Plastics** **Boise Cascade**

**Oak Harbor** **AG INDUSTRIAL**

**Community College of Spokane**

**COSTCO WHOLESALE** **LOWE'S**

**9 MIN DRIVE TO I-90**  
DIRECT CONNECTION TO  
WEST-EAST COAST FREEWAY