

For Sale
Investment Opportunity

NAI Black



4645 S. Swenson Rd

Clayton, Washington 99110

Property Description

Total Building Size: 55,600 SF +/-

Building 1: 6,600 SF +/-

Building 2: 5,000 SF +/-

Building 3: 4,000 SF +/-

Building 4: 10,000 SF +/-

Buildings 5 - 14 (Greenhouses): 3,000 SF +/- each

Years Built: 2015 - 2022

Total Lot Size: 20 Acres +/-

Zoning: Agriculture District (A)

Located 25 Miles Northwest of Spokane, WA

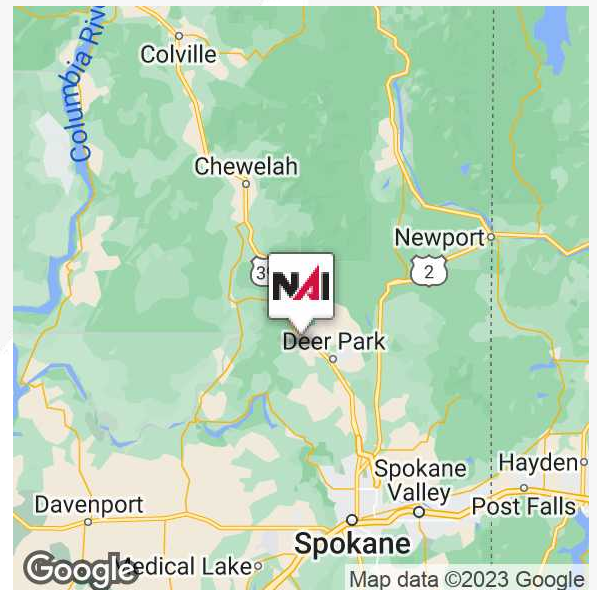
In-Place NOI: \$349,000 NNN

Cap Rate: 7.05%

Existing Tenants:

- Ray's Lemonade: One of the Fastest Growing Liquid Cannabis Manufacturers
- Phat Panda: High Tech Grow Op with State-of-the-Art Technology, Occupying Greenhouses

Sale Price: \$4,950,000



For more information

Dave Black, SIOR CCIM

O: 509 622 3535

dblack@naiblack.com

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801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
naiblack.com

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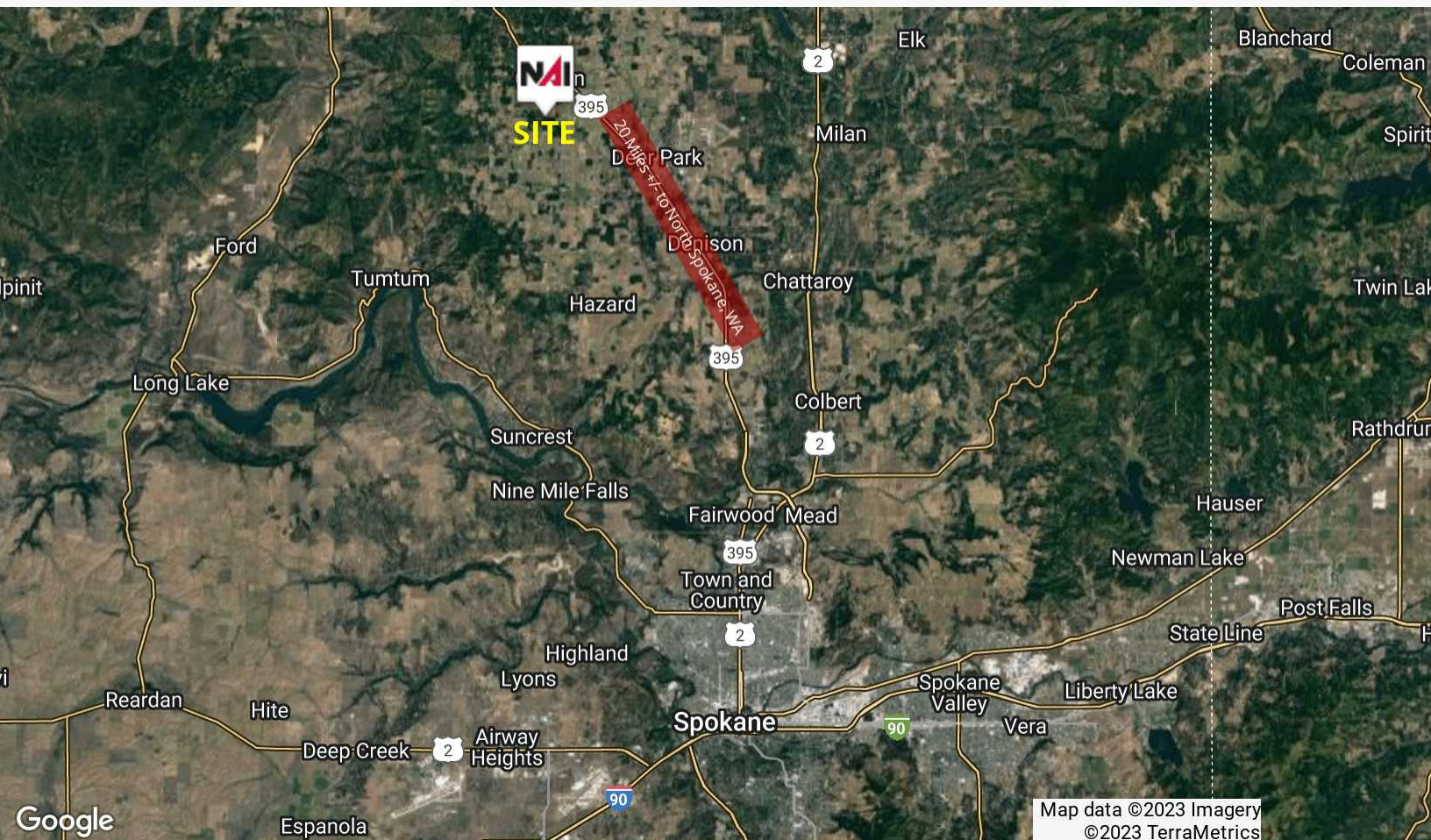
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