

FOR SALE



THREE BUILDINGS

24817 E. WELLESLEY AVENUE, OTIS ORCHARDS, WA 99027

**INDUSTRIAL WAREHOUSE, OFFICE
AND YARD AVAILABLE FOR SALE**

PROPERTY SUMMARY

Address		24817 E. Wellesley Avenue
City, State, Zip		Spokane Valley, WA 99210
Parcel No.		56354.9210
Zoning		Light Industrial (LI)
Buildings		3 Buildings
Total SF		9,576 SF
Land Size		±104,108 SF 2.39 Acres
Yard Area		±36,950 SF (fully fenced)
Sale Price		\$1,200,000

**PROPERTY
LOCATION**



RICHARD FOX
Broker

509.755.7580

richard.fox@kiemlehagood.com

ANDY BUTLER, CCIM
Broker

509.385.9121

andy.butler@kiemlehagood.com

**KIEMLE
HAGOOD**

BUILDING DETAILS

24817 E. Wellesley Avenue
Otis Orchards, WA

SINGLE FAMILY RESIDENCE

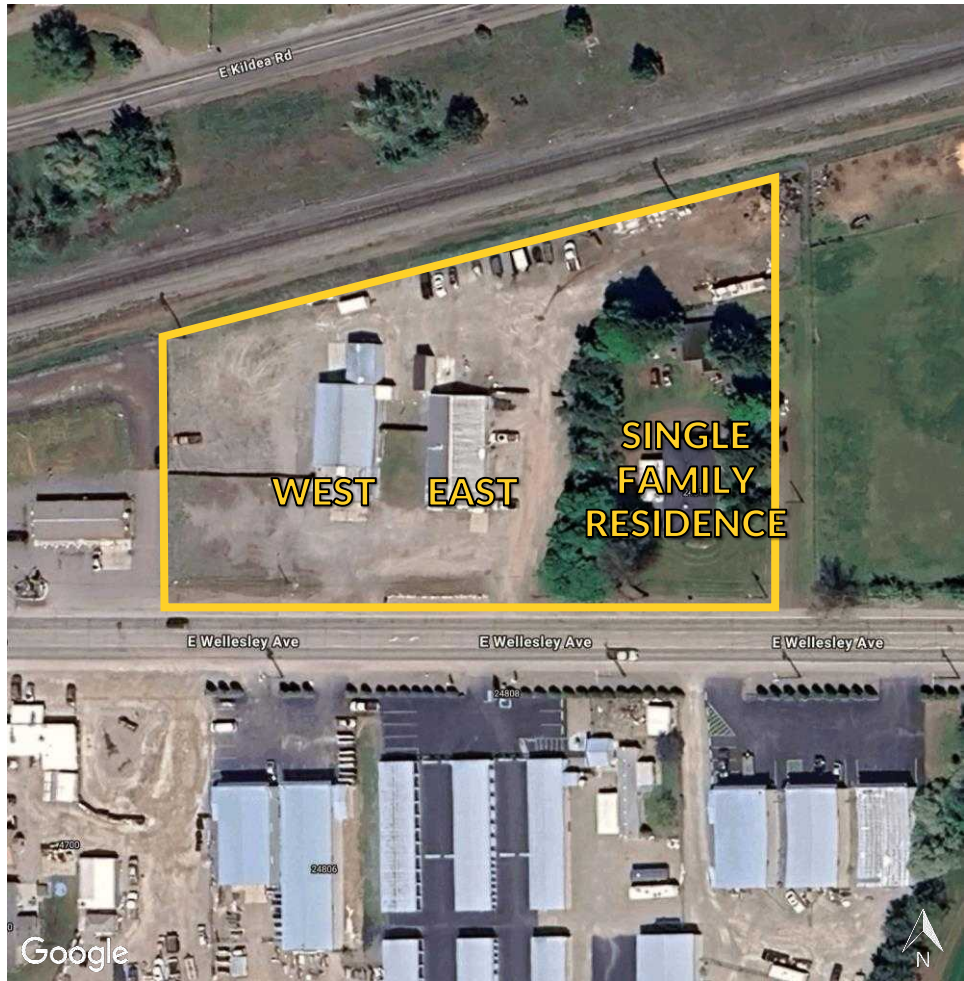
Year Built		1918
Dwelling Size		2,376 SF
Levels		Single - level
Bed Bath		3 bed 2 bath
Garage		Yes - 600 SF

EAST BUILDING

Year Built		1990
Building Size		3,200 SF
Office SF		535 SF
Warehouse SF		2,665 SF

WEST BUILDING

Year Built		1979
Building Size		4,000 SF
Office SF		1,500 SF
Warehouse SF		2,500 SF



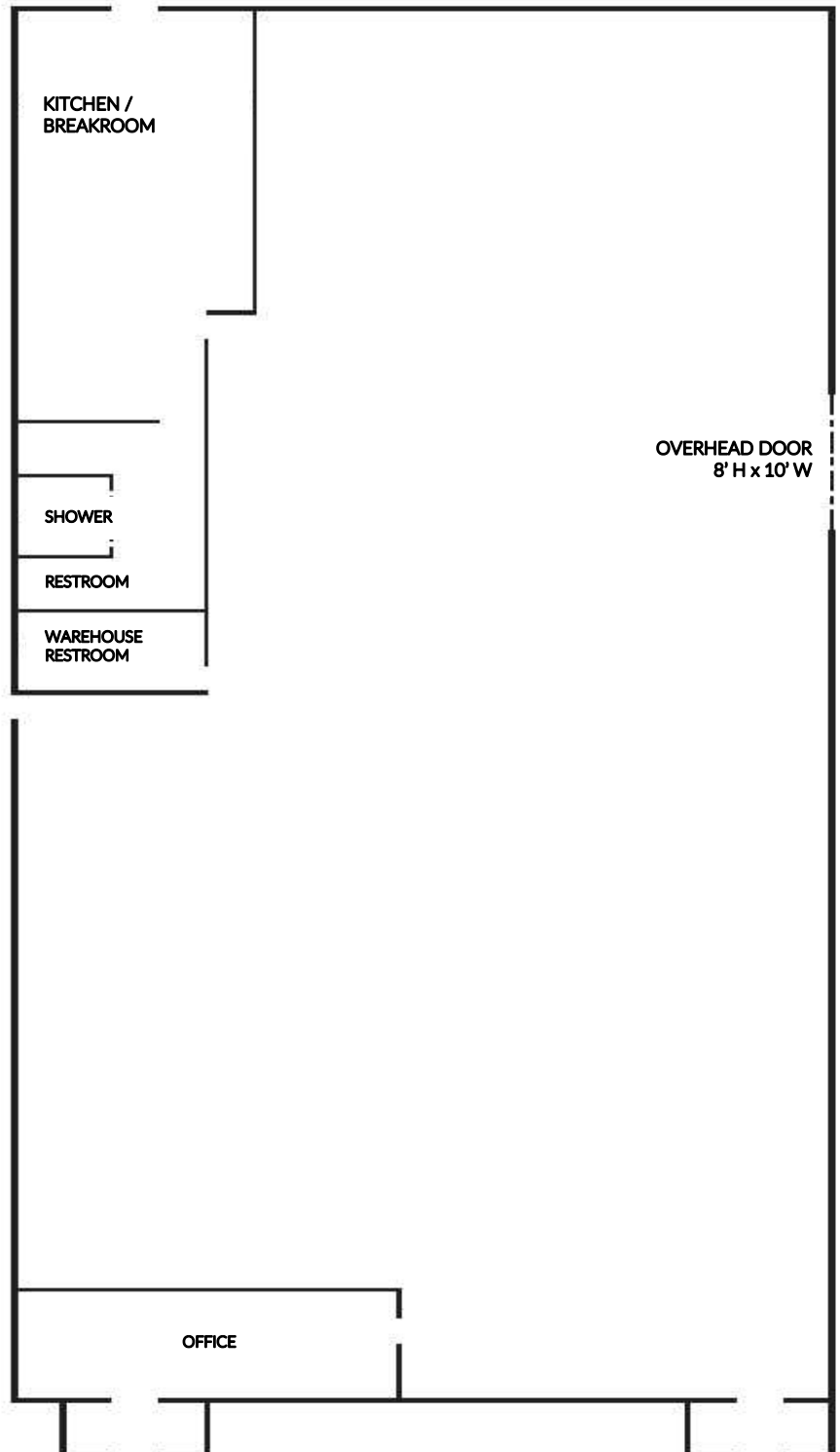
EAST BUILDING

24817 E. Wellesley Avenue
Otis Orchards, WA

BUILDING DETAILS + FLOOR PLAN

Year Built		1990
Building Size		±3,200 SF
Office SF		±535 SF
Warehouse SF		±2,665 SF

- Large Kitchen Area
- One (1) Private Office
- One (1) Restroom with Shower
- One (1) Warehouse Restroom
- 8' H x 10' W OHD
- Security System
- 9.6' Clear Height
- Warehouse Space Heater
- Fully Gated Property
- Easy Access to I-90 Freeway



**Floor plan for illustration purposes only;
not to scale*

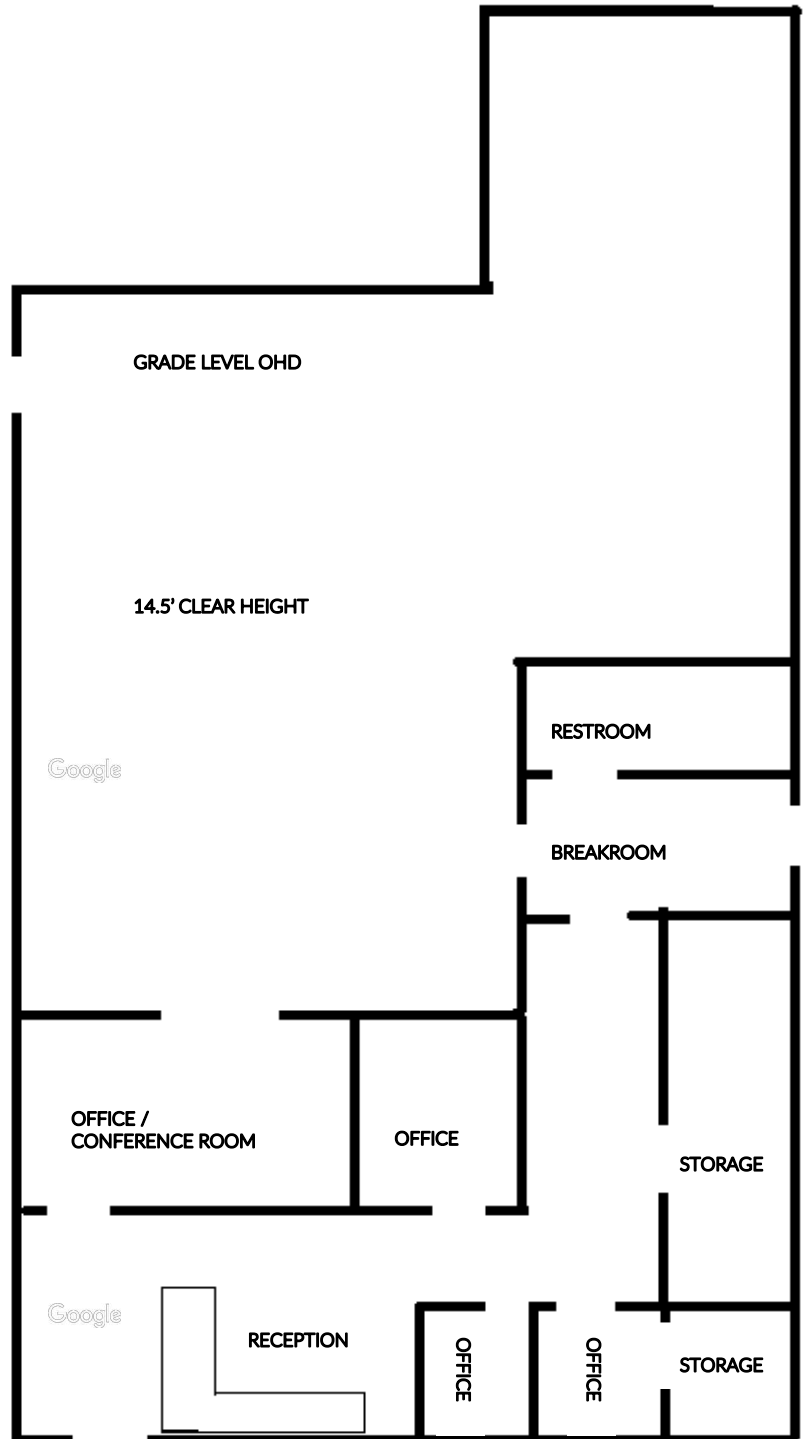
WEST BUILDING

24817 E. Wellesley Avenue
Otis Orchards, WA

BUILDING DETAILS + FLOOR PLAN

Year Built		1979
Building Size		±4,000 SF
Office SF		±1,500 SF
Warehouse SF		±2,500 SF

- Reception Area
- Conference Room
- Three (3) Private Offices
- Storage Room
- Breakroom
- One (1) Restroom
- Security System
- 14.5' Clear Height
- One (1) Overhead Door
- Warehouse Space Heater



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PROPERTY PHOTOS

24817 E. Wellesley Avenue
Otis Orchards, WA



INDUSTRIAL WAREHOUSE & OFFICE



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KIEMLEHAGOOD

KIEMLE HAGOOD | 509.838.6541
601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201
KIEMLEHAGOOD.COM

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1, 3, & 5 MILE DEMOGRAPHICS



TRAVEL TIMES



DISTANCE TO WASHINGTON / IDAHO STATE LINE
±1.7 MILES | 4 MINUTES

DISTANCE TO SPOKANE VALLEY
±9.7 MILES | 19 MINUTES

DISTANCE TO SPOKANE
±18.5 MILES | 27 MINUTES

DISTANCE TO POST FALLS
±6.1 MILES | 12 MINUTES

DISTANCE TO COEUR D'ALENE
±15.9 MILES | 21 MINUTES

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