



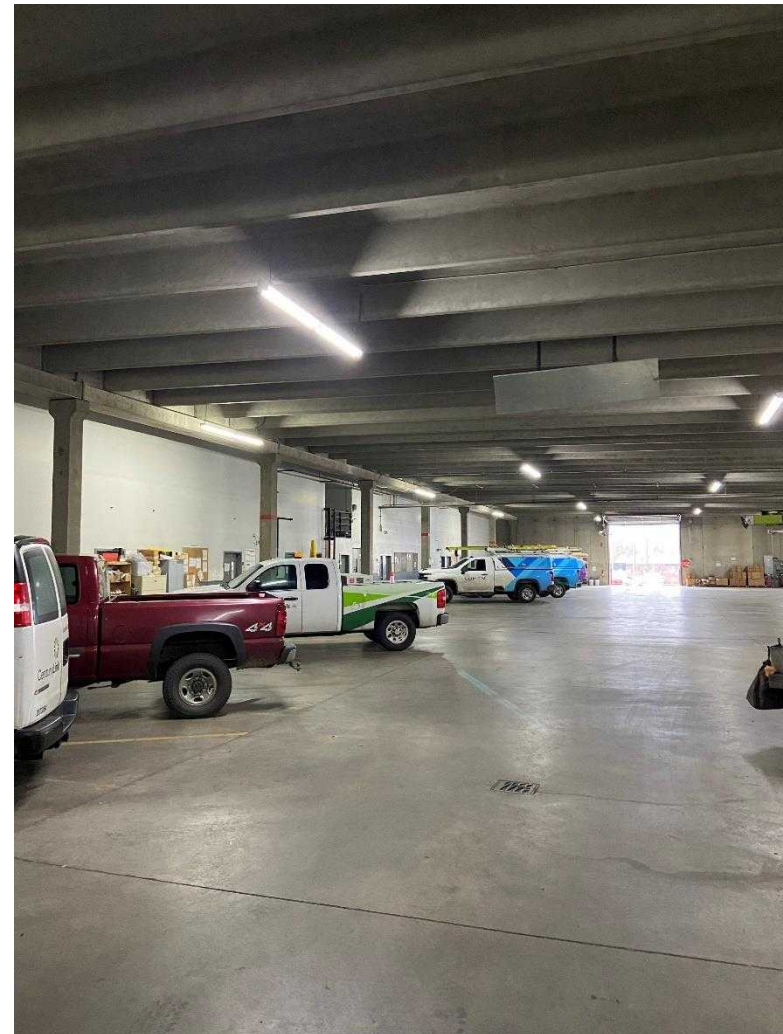
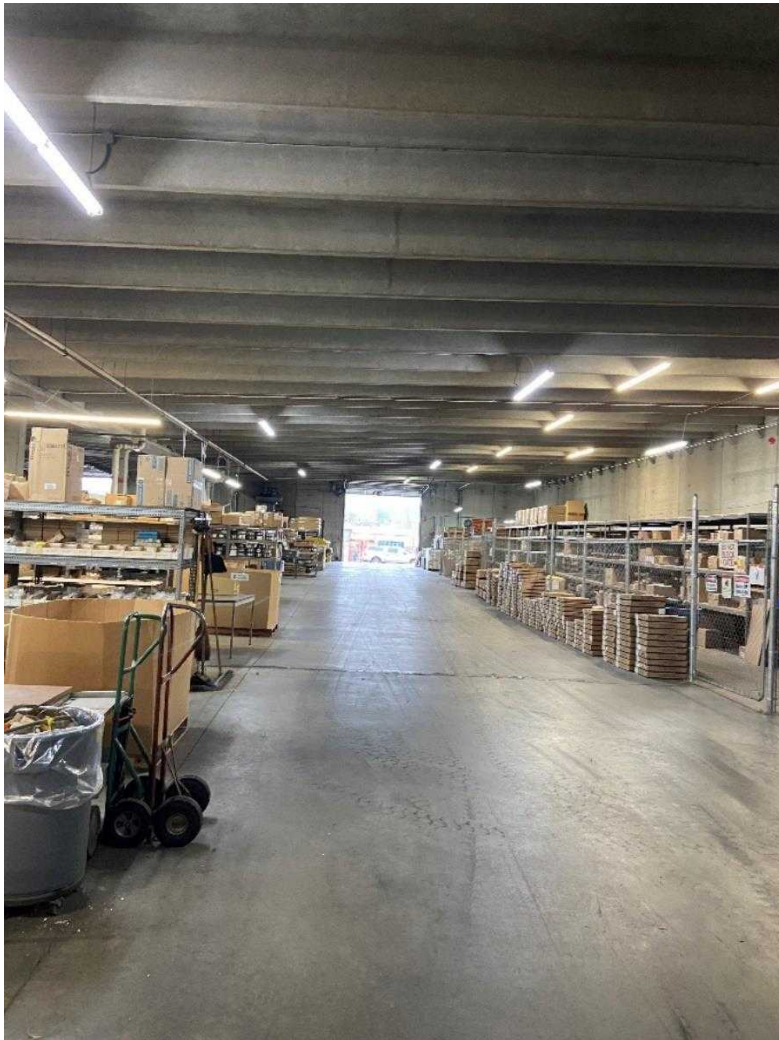
NNN Leased Industrial
Investment For Sale
1020 E. Cataldo Ave.,
Spokane, WA 99202

Carlos Herrera
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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.



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- Location: Excellent location close to Trent, Hamilton Interchange & I90.
Close to Gonzaga University and University District.
Excellent redevelopment opportunity.
- SITE: +/- 2.73 acres; Parcel Number 35171.1707.
- Zoning: GC-150 (General Commercial) per City of Spokane.
- Improvements: Total Building Area: +/- 21,105 SF per Spokane County records.
Clearance: +/- 16 ft
Year Built: 1976
Construction Type: Double-T concrete.
Yard: Fenced and gated with motorized gate entry.
Tenant: Lumen
Lease Term: Leased through October 31, 2026, with option to renew for two (2) additional, successive periods of five (5) years each.
- Sale Price: \$2,310,240