



FOR SALE

INDUSTRIAL OFFICE / WAREHOUSE

6409 E Sharp Avenue, Spokane Valley, WA 99212

LOCATION:	Situated along Sharp Avenue in Spokane Valley, current location of Broadway P.I.P. 1 LLC, & Alsaker Corporation; which will require time to vacate.
SITE:	±60,376 SF per County records; Parcel #35132.0104
ZONING:	I, Industrial per City of Spokane Valley
IMPROVEMENTS:	<p>Total Building Footprint : ±10,080 SF</p> <p>Office Area: ±7,440 SF</p> <p>Warehouse Area: ±2,640 SF</p> <p>HVAC: Central gas heat with AC. 2 Units: west side located inside and east side is roof mounted.</p> <p>Sewer: City of Spokane</p> <p>Water: City of Spokane</p> <p>Power: 3 Phase Power</p> <p>Construction Type: Steel frame, metal skin</p> <p>Age: 1954; 1989 Remodel</p> <p>Parking: Currently striped for 21 paved parking stalls which includes one handicap</p> <p>Additional Info: Two (2) 30,000 gallon underground tanks with annual certifications; The north fence line is approximately 83' North of the property line for this parcel and is not included in the sale. This area is leased from the adjacent property owner, Phillips 66 company</p>
SALE PRICE:	\$1,550,000.00 cash @ closing

**View
Location**



TRACY LUCAS

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JD LUCAS

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TRACY POFF

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**KIEMLE
HAGOOD**

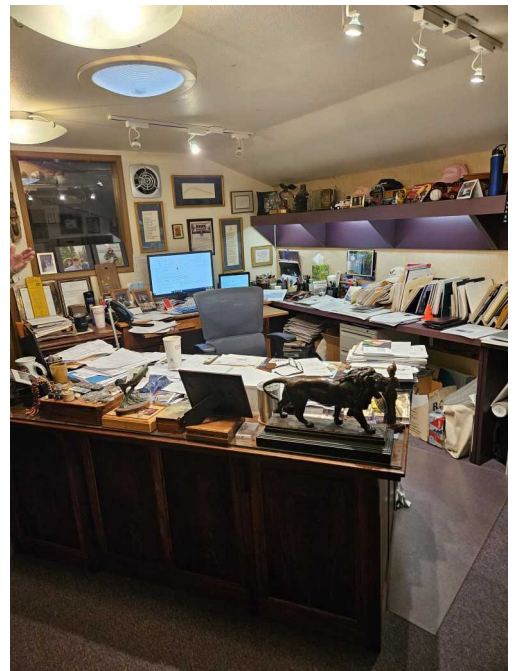
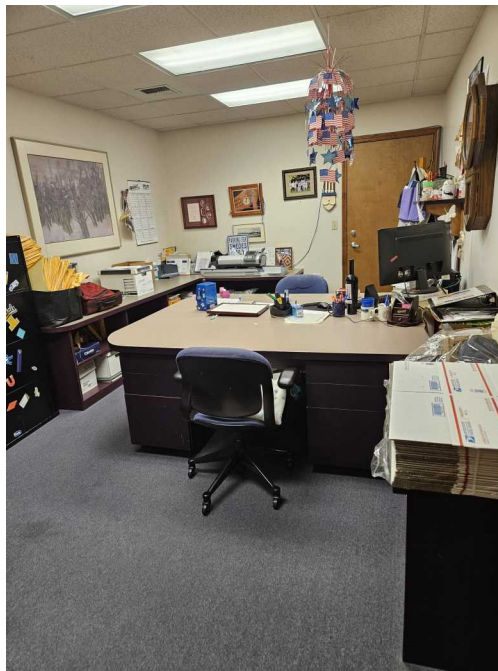
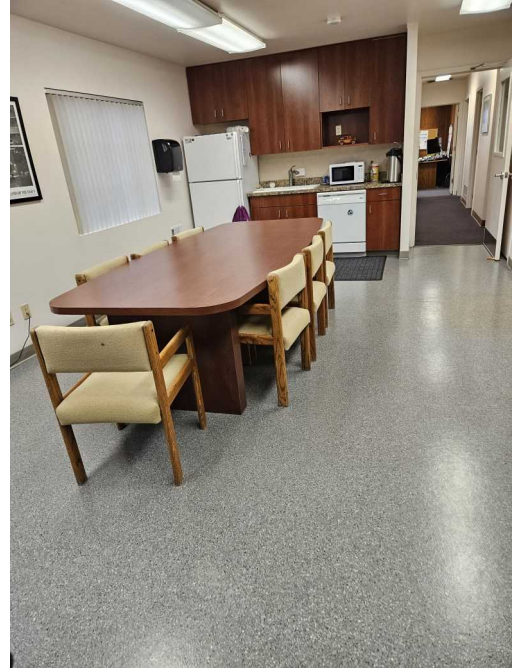
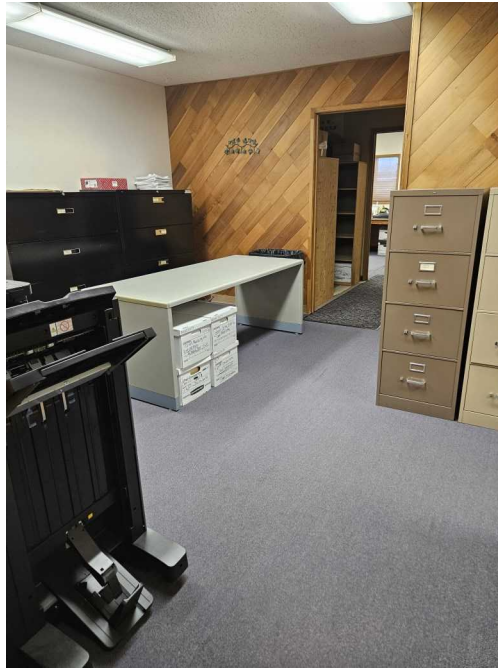
509.838.6541

601 W. Main Avenue, Suite 400
Spokane, WA 99201

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INTERIOR PHOTOS

6409 E Sharp Avenue, Spokane Valley, WA 99212



Tracy Lucas
JD Lucas
Tracy Poff

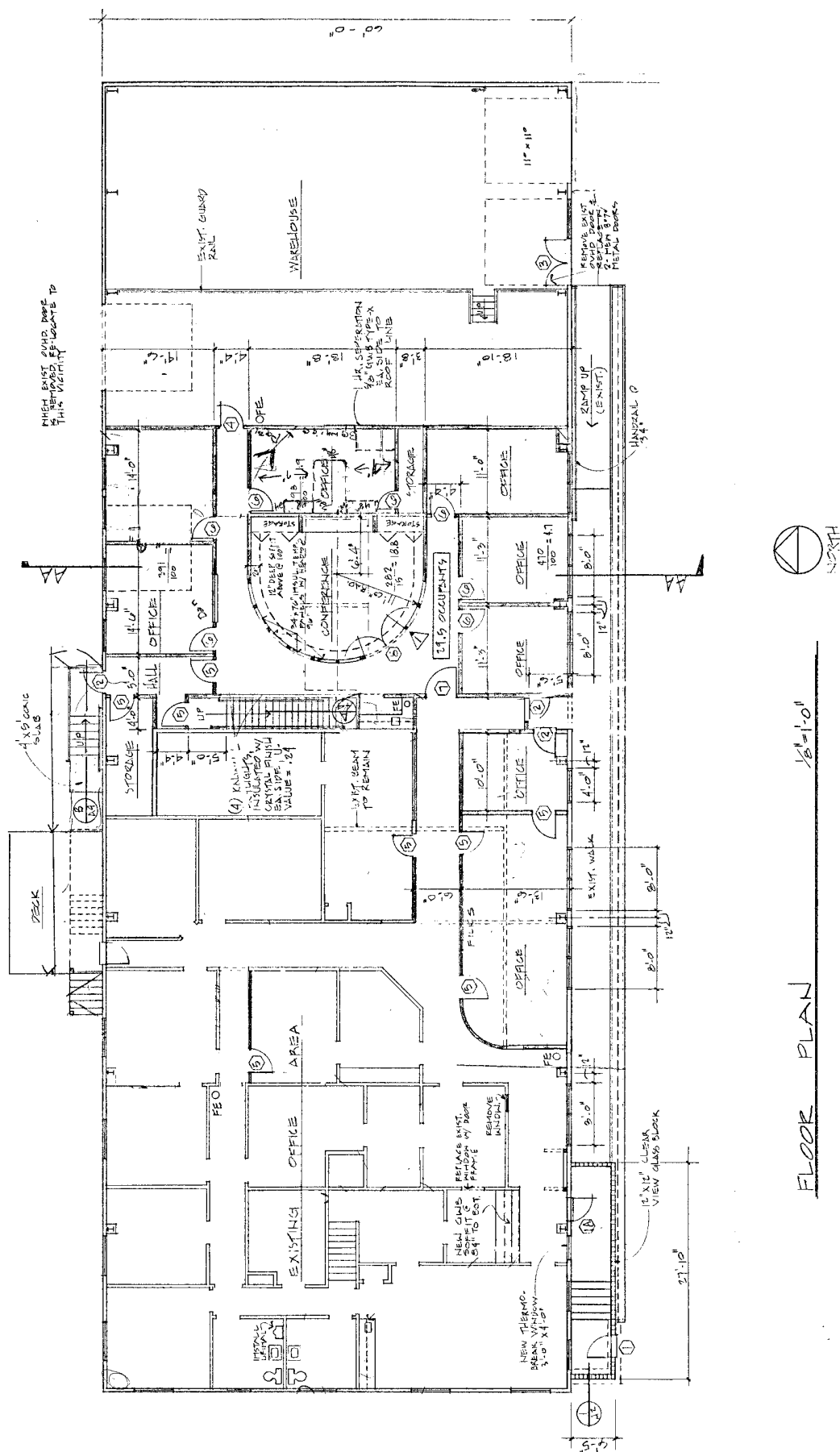
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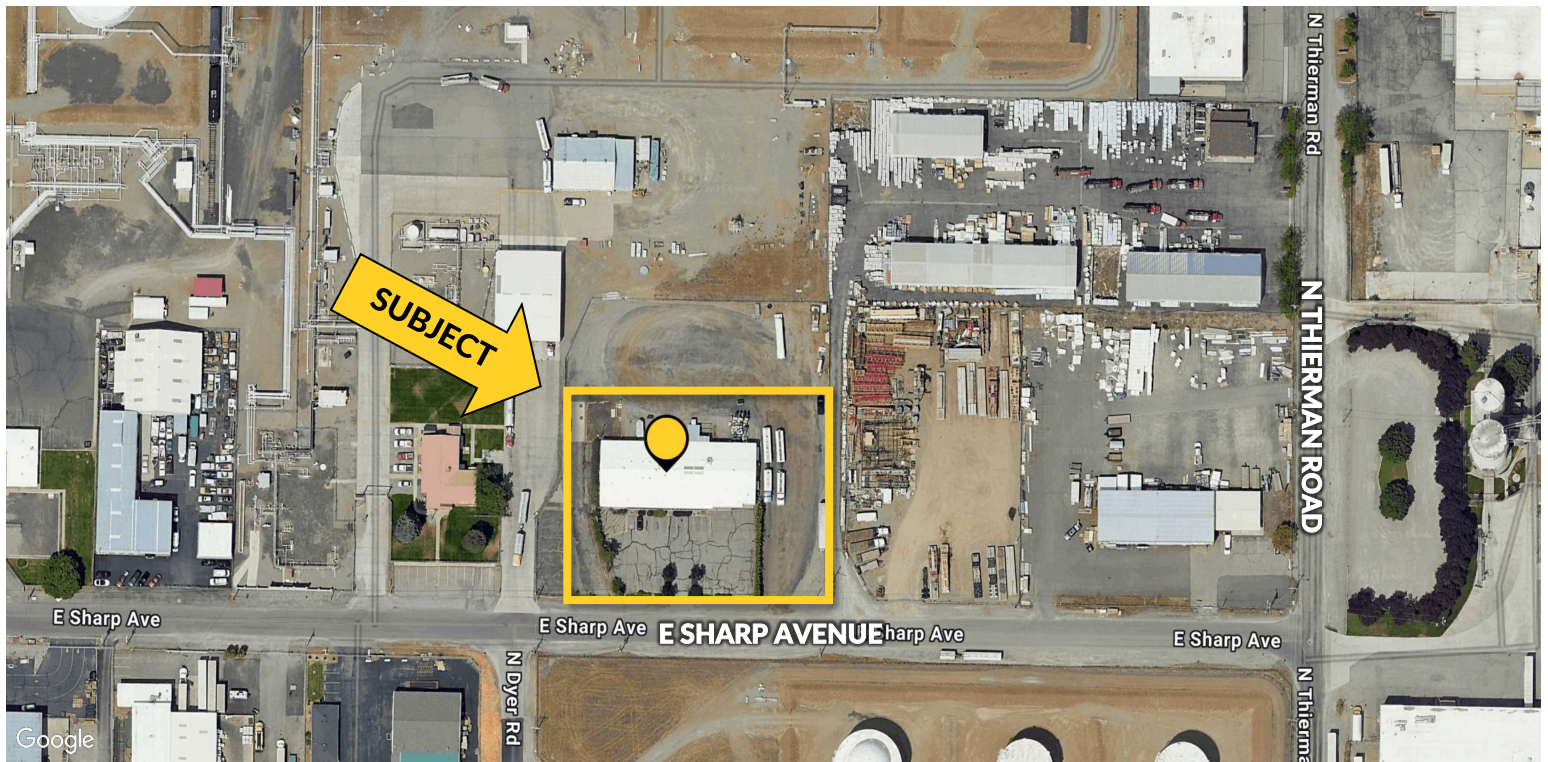
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THE LOCATION

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