

Spokane Valley, WA

FOR SALE - \$4,200,000



Spokane Valley Warehouse Building

Property is located in the heart of Spokane Valley on Dishman Mica Rd. Wide open distribution or manufacturing warehouse, recently remodeled, clean and move in ready. Space is sprinkled, outdoor yard area or trailer parking available.



**H A W K I N S
E D W A R D S**

Kevin Edwards
Office: 509-838-8500
Cell: 509-939-8828
Email: k.edwards@me.com

PROPERTY INFORMATION

 Kevin Edwards | www.HawkinsEdwardsInc.com

Property Information

TOTAL BUILDING SIZE:

29,976 Useable SqFt.

LAND AREA:

133,951 SqFt.

PRICE:

\$4,200,000

AVAILABLE SPACE:

18,626 SqFt.

CURRENT NOI:

\$96,000 /yr. NNN (* Tenant)

PARCEL #:

45202.0730

YEAR BUILT:

1980, Remodeled 2023

UPGRADES:

 All new electrical, plumbing
mechanical thru entire building

ZONING:

Corridor Mixed Use (CMU)*

* Permitted Uses: Automobile parts, accessories & tires sales;
wholesale business uses, warehouses, professional offices, self-service storage facilities, general indoor storage facilities, catalog & mail order houses, auction houses, towing services, fueling stations, and car washes. "Auto/truck/RV/motorcycle painting, repair, body and fender works" are also a permitted use.

POWER:

3-Phase (800 amp)

LOADING DOCKS:

2 Overhead Doors.

SPRINKLERS:

Wet System.

CEILING HEIGHT:

13' - 17'6" clear height ceilings

PARKING:

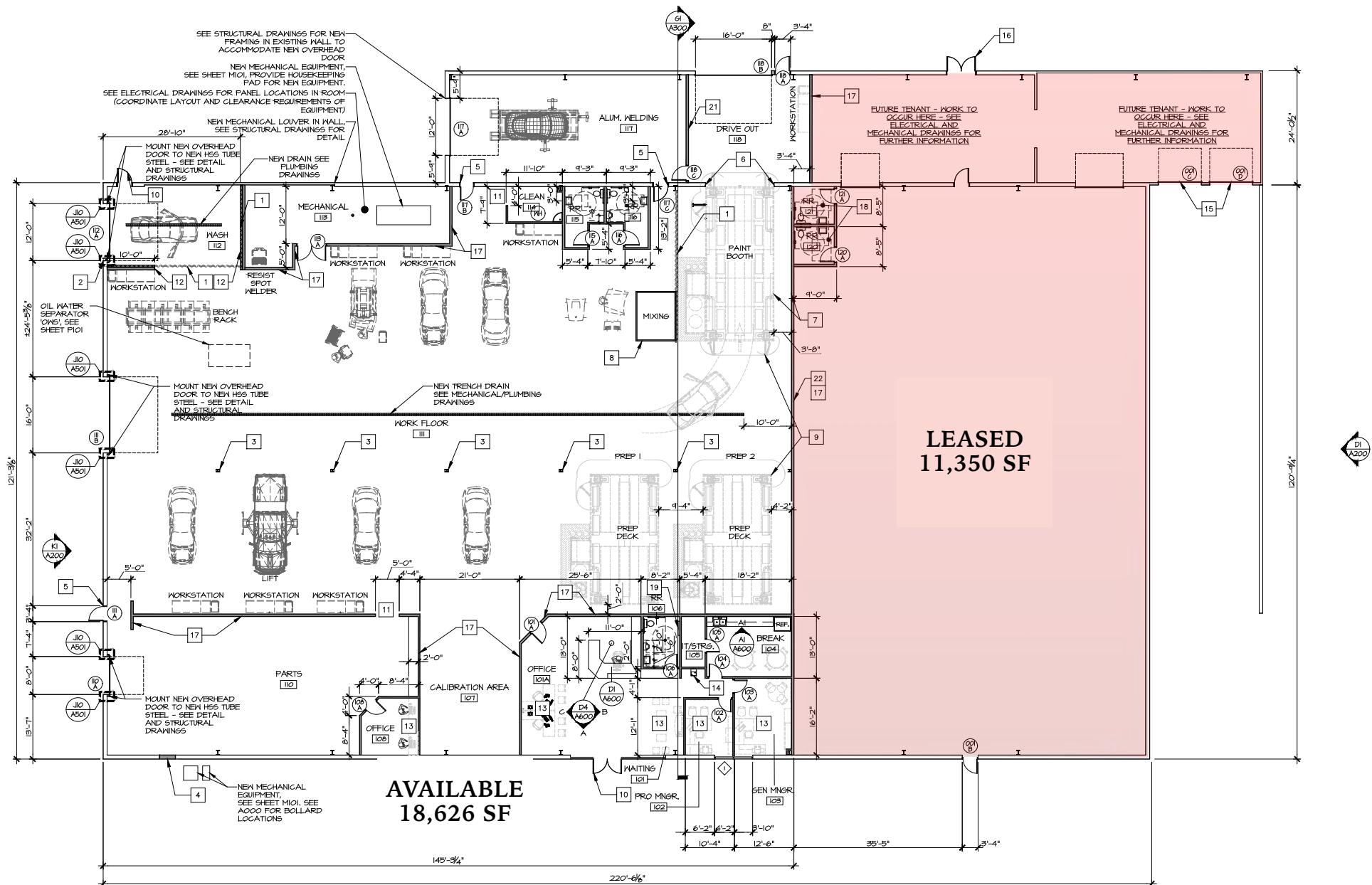
115 Car Parks

OTHER:

 Fully insulated, ability to add
additional roll up doors and
have outdoor yard storage.

 PHOTOS: * [CLICK HERE](#) *


All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined.



PHOTOS - [CLICK HERE](#)

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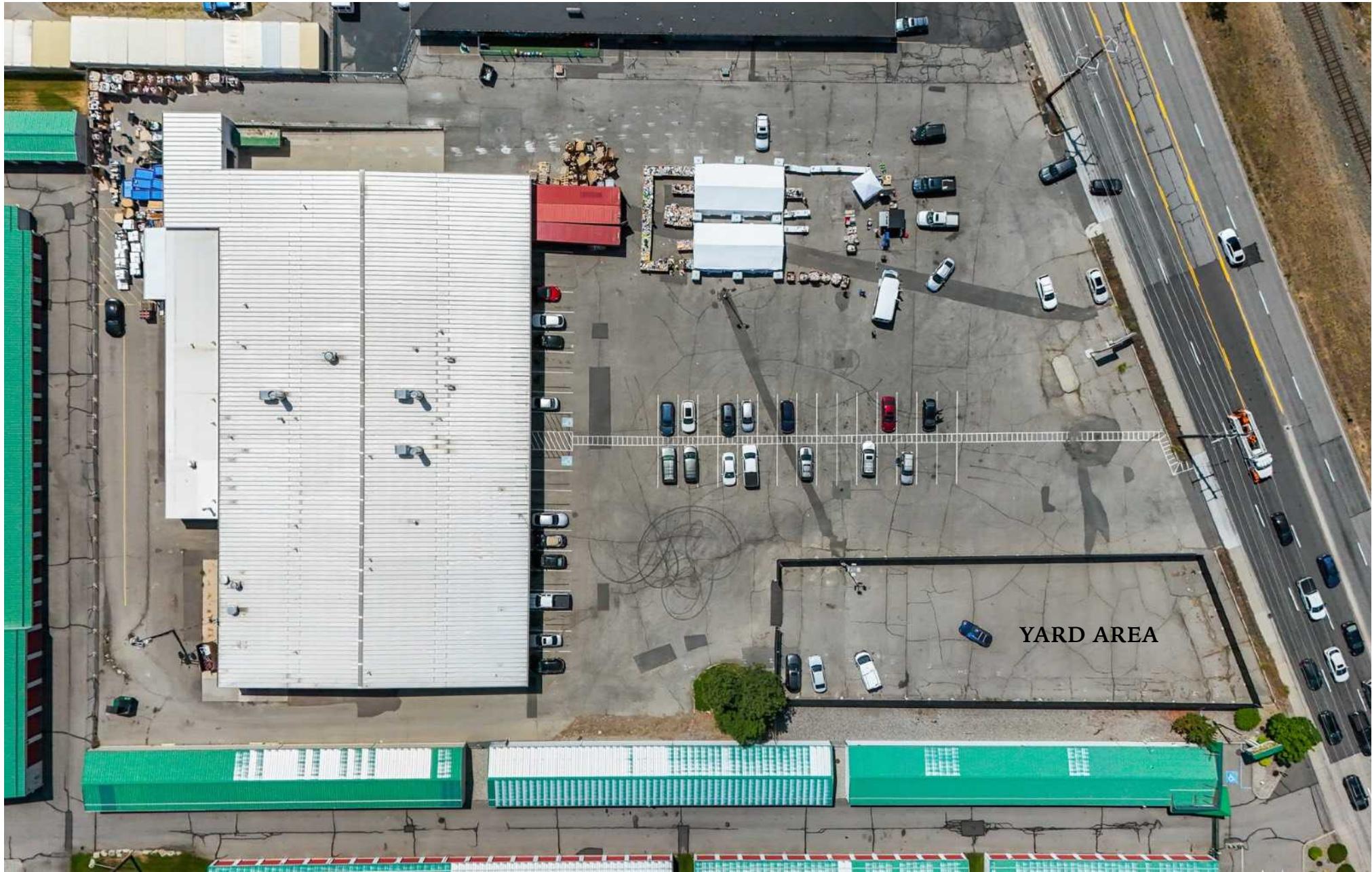
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