

**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.*



**HAWKINS  
EDWARDS**

Kevin Edwards

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**PROPERTY INFORMATION**

Kevin Edwards | [www.HawkinsEdwardsInc.com](http://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)*
<p>* Permitted Uses: Automobile parts, accessories &amp; tires sales; wholesale business uses, warehouses, professional offices, self- service storage facilities, general indoor storage facilities, catalog &amp; 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.</p>	
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: * <a href="#">CLICK HERE</a> *	



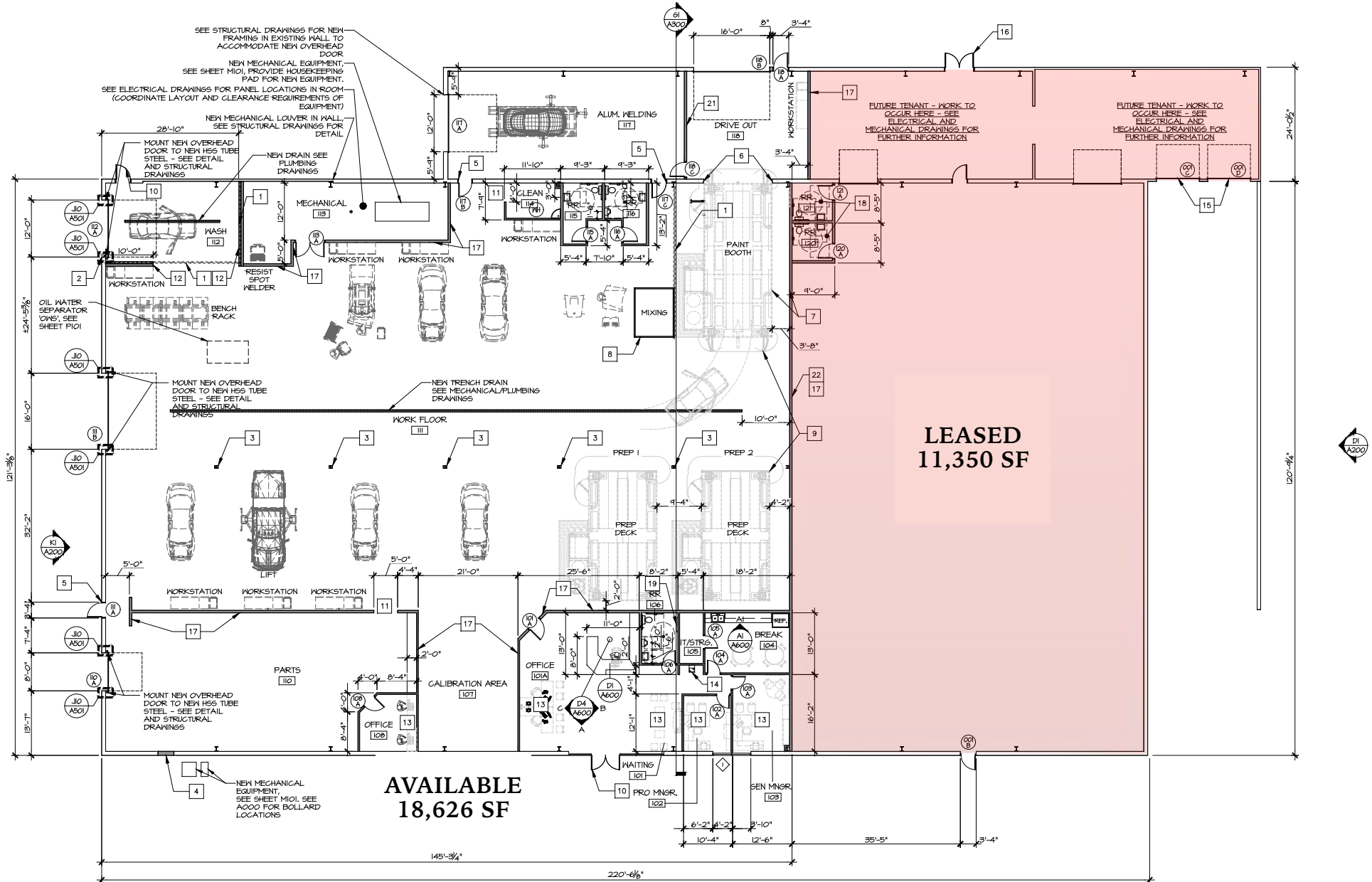
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311 S. Dishman Mica Rd. Spokane Valley, WA

## FLOOR PLAN

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Brokerage - Development - Property Management

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PHOTOS - [CLICK HERE](#)

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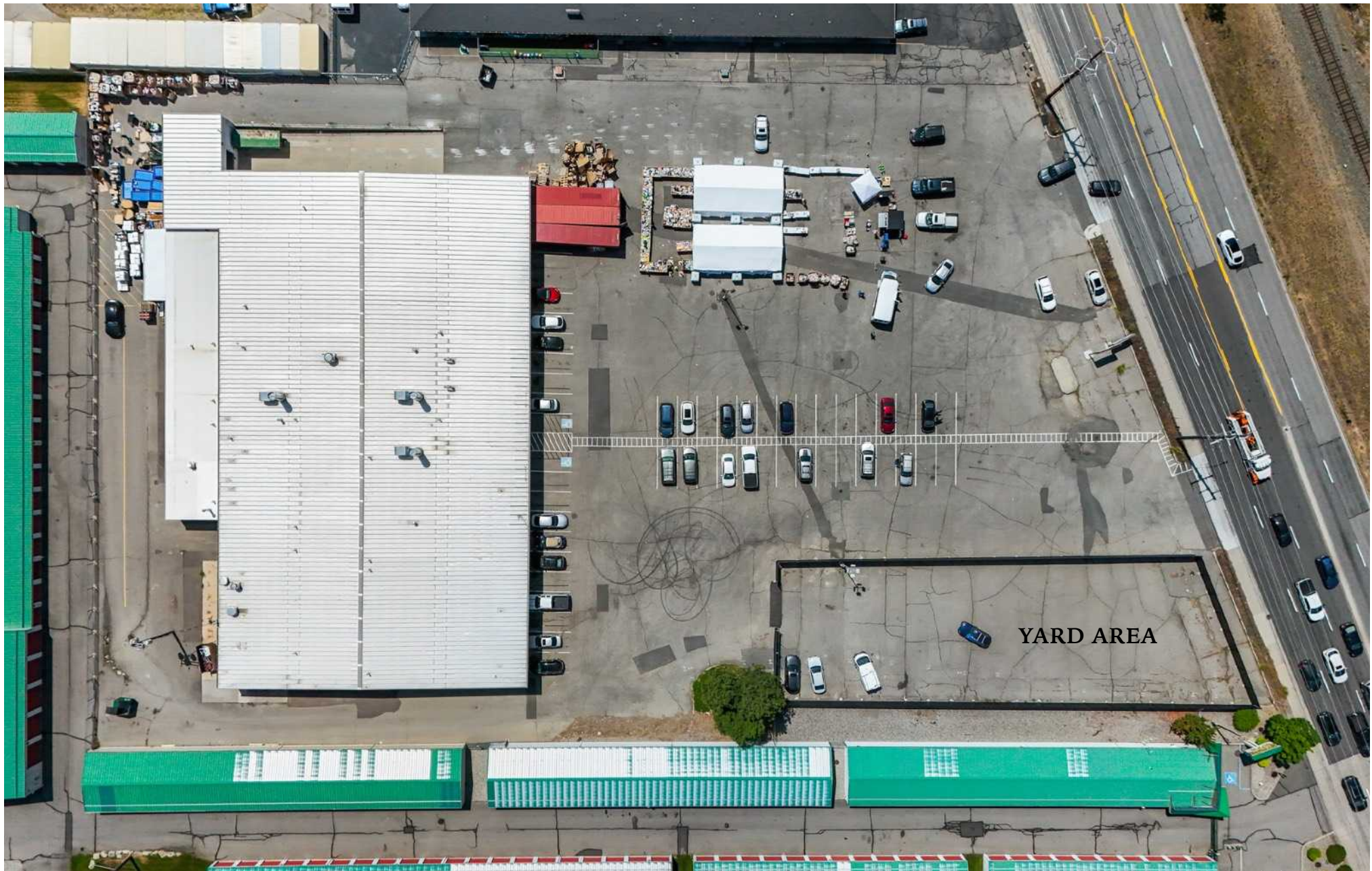


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