

INDUSTRIAL FACILITY & YARD FOR SALE

5421 E. Desmet Ave., Spokane Valley, WA 99212

LOCATION: Great central location, 3 blocks north of Broadway between Havana & Fancher and minutes to I-90 via

Fancher and/or Broadway Interchanges.

SITE: ±44,423 SF; Parcel # s: 35141.1201, .1221, .1228, .1229; fully fenced site with two (2) 30' W electronic

gates, one on Desmet and one on Stanley.

ZONING: City of Spokane Valley, I, Industrial

IMPROVEMENTS: Building Footprint Area: ±1,487 SF, open concept office/warehouse

Heating and Cooling: One (1) gas unit heater, two (2) Mr. Slim inverter wall mounted A/C units,

one (1) exhaust fan

Grade-Level Overhead Door: One (1) 16'W x 14'H with electric opener

Water & Sewer: Serviced by City of Spokane; sewer connection record dated 2/12/15

Construction Type: Steel frame, metal siding, clear span, extremely efficient foam panel

construction on roof and walls

Age: 2015

Power: 277/480 v 3 phase 200 amp

Utilities: Gas & electric serviced by Avista Utilities, all lighting in building is LED

Yard: Fully fenced, partially paved; yard area has 4 LED area lights with power

on each pole; truck heater power at two places in graveled yard.

Available: Leased month to month to Emerald City Fence Rentals; must provide 30

day notice to tenant to vacate. Tenant currently pays \$4,300/Mo/NNN

SALE PRICE: \$690,000.00

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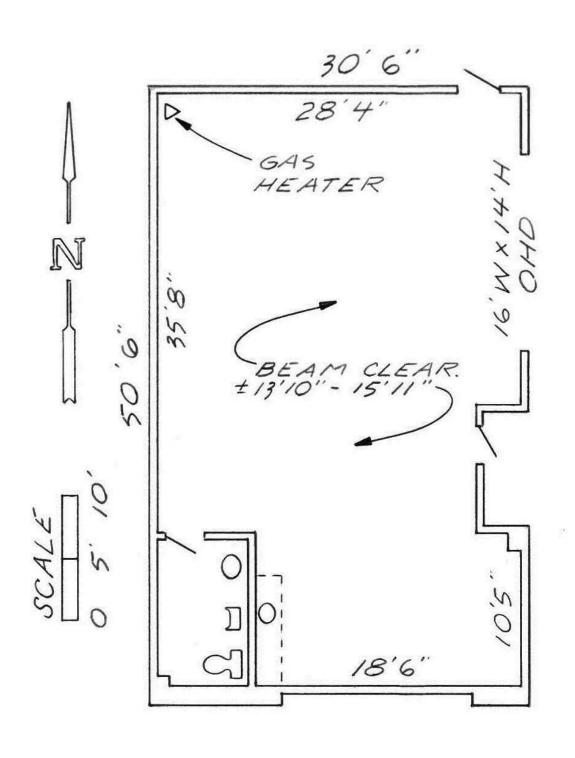


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FLOOR PLAN

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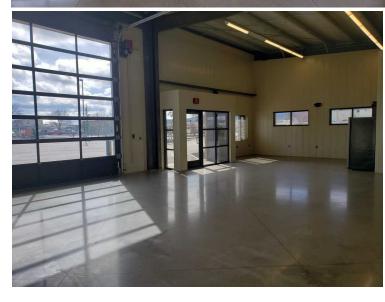


PICTURES

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