

FOR SALE



INDUSTRIAL FACILITY & YARD FOR SALE

1201 N. Stanley Rd. & 5408 E. Sharp Ave., Spokane Valley, WA 99212

LOCATION:	Great central location, 4 blocks north of Broadway between Havana & Fancher and minutes to I-90 via Fancher and/or Broadway Interchanges.		
SITE:	±51,050 SF; Parcel # s: 35141.0901, .0917, .0918, .0919; fully fenced site		
ZONING:	City of Spokane Valley, I, Industrial		
IMPROVEMENTS:	Total Footprint Area:	±3,480 SF	
	Office Building Area:	±360 SF	
	Warehouse Building Area:	±3,120 SF	
	Water & Sewer:	City of Spokane; sewer connection record dated March 2007	
	Age:	Office: 1940, 1959; Whse: 1965	
	Yard:	Fully fenced	
	Available:	Leased through June 30th, 2028; current location of KAG Energy LLC; Tenant currently pays \$5,100/Mo/NNN with annual increases	
SALE PRICE:	\$825,500.00		



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AERIAL

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