

PRIME OWNER/USER INDUSTRIAL OPPORTUNITY
— **COURTLAND WAREHOUSE** —

3003 E COURTLAND AVE | SPOKANE, WASHINGTON 99207

TOK
COMMERCIAL

DREW ULRICK

509.435.5866

drew@tokcommercial.com

PRICE REDUCED!



 **DETAILS**

— **PRICE REDUCED!** —

BUILDING SIZE: 8,872 SF
LOT SIZE: 18,750 SF
PROPERTY TYPE: Industrial
ZONING: GC-70
DOCK DOORS: (2)
POWER: 400 Amps; 3 Phase
YEAR BUILT/REMODELED: 1959/2000
SALE PRICE: **\$799,000**

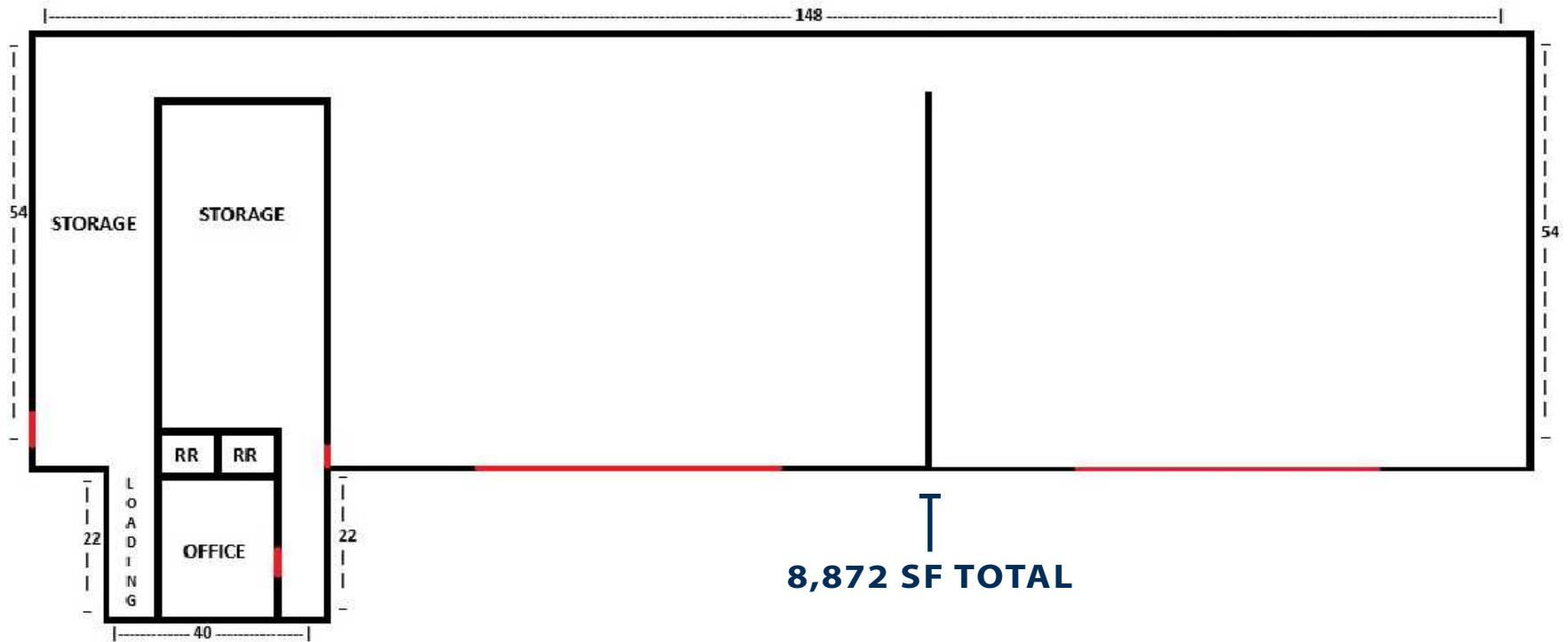
 **HIGHLIGHTS**

- Zoned GC-70
- Dock high access
- Ample power with 400 Amps; 3 Phase
- CMU construction

 **CONTACT**

DREW ULRICK
509.435.5866
drew@tokcommercial.com





FLOOR PLAN

— **COURTLAND WAREHOUSE** —
GREAT SITE CAPABILITIES WITH ACCESS TO
NEW N/S FREEWAY



COURTLAND WAREHOUSE
8,872 SF
(2) DOCK DOORS

SITE

E GARNET AVE

N MARKET ST

E COURTLAND AVE

N HAVEN ST

NEW N/S FREEWAY / N SPOKANE CORRIDOR

— COURTLAND WAREHOUSE —

LOCATED ALONG MAIN SPOKANE CORRIDOR



SITE

FERGUSON AVISTA

KING BEVERAGE INC. **Dr Pepper** **Laird Plastics** **Boise Cascade**

Oak Harbor **AG INDUSTRIAL**

COSTCO WHOLESALE **LOWE'S**

9 MIN DRIVE TO I-90
DIRECT CONNECTION TO WEST-EAST COAST FREEWAY