

FOR SALE



LEASED OFFICE & WAREHOUSE |

414 N. Sycamore St., Spokane, WA 99202

LOCATION:	Great central location just east of Freya within minutes to I-90, Spokane's Central Business District and Spokane Valley.																								
SITE:	±37,500 SF; parcel #35154.1701																								
ZONING:	City of Spokane HI, Heavy Industrial																								
IMPROVEMENTS:	<table><tr><td>Footprint Area:</td><td>±26,143 SF</td></tr><tr><td>Office Area:</td><td>± 747 SF</td></tr><tr><td>Warehouse Area:</td><td>±25,396 SF</td></tr><tr><td>Heat: Office Area:</td><td>Forced air heat</td></tr><tr><td>Warehouse Area:</td><td>Gas unit heaters in north whse; radiant gas heat in southeast whse</td></tr><tr><td>Grade-level Overhead Doors:</td><td>Seven (7) grade loading doors</td></tr><tr><td>Dock Loading:</td><td>One (1) dock loading door</td></tr><tr><td>Clearance Height:</td><td>12'-31'2"</td></tr><tr><td>Sewer & Water:</td><td>City of Spokane, connection record dated 3/29/1957</td></tr><tr><td>Construction Type:</td><td>South Bldg: wood frame, siding & concrete block; North Bldg: steel frame, metal siding</td></tr><tr><td>Age:</td><td>1950-1952</td></tr><tr><td>Power:</td><td>400 amp 240 v, 3 phase</td></tr></table>	Footprint Area:	±26,143 SF	Office Area:	± 747 SF	Warehouse Area:	±25,396 SF	Heat: Office Area:	Forced air heat	Warehouse Area:	Gas unit heaters in north whse; radiant gas heat in southeast whse	Grade-level Overhead Doors:	Seven (7) grade loading doors	Dock Loading:	One (1) dock loading door	Clearance Height:	12'-31'2"	Sewer & Water:	City of Spokane, connection record dated 3/29/1957	Construction Type:	South Bldg: wood frame, siding & concrete block; North Bldg: steel frame, metal siding	Age:	1950-1952	Power:	400 amp 240 v, 3 phase
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LEASE INFO:	Leased to Valley Ford Metal Crafters through January 31, 2028 for \$9,274.39/Month/NNN; (1) 5-year Option																								
SALE PRICE:	\$1,850,000.00																								

**KIEMLE
HAGOOD**

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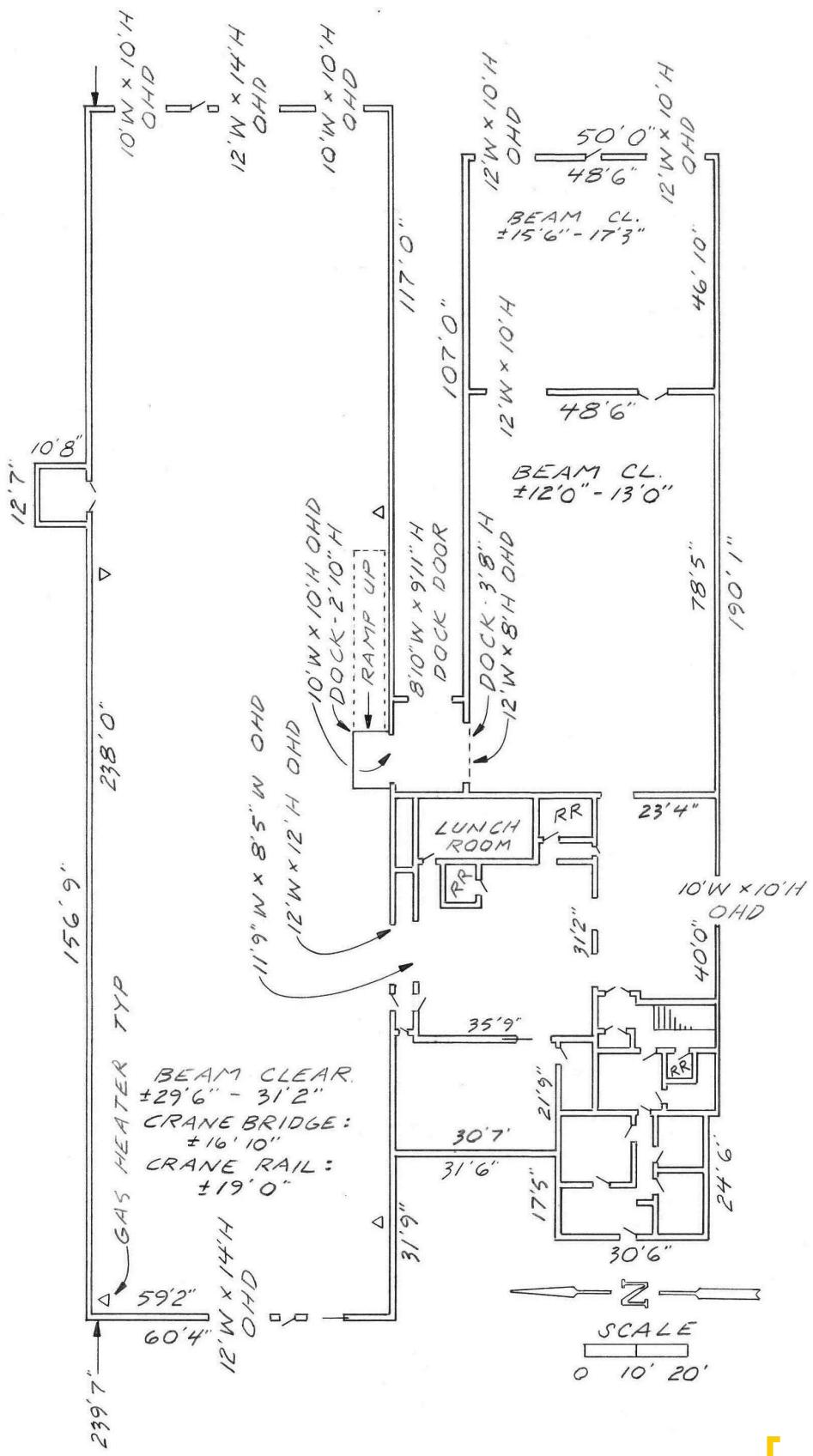
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**KIEMLE
HAGOON**

FLOOR PLAN

414 N. Sycamore St., Spokane, WA 99202

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KIEMLE HAGOOD

Neighboring Parcels FOR SALE

414 N. Sycamore St., Spokane WA 99202



1 408 N. Sycamore

- Building Area: \pm 12,565 SF
- Site Size: \pm 97,500 SF
- Parcel: 35154.1706, .1705, .2801-.2804
- Sale Price: \$1,900,000
- Leased to ABF Freight through November 30, 2028



2 3719 E. Front

- Building Area: \pm 9,044 SF
- Site Size: \pm 25,000 SF
- Parcel: 35154.2805
- Sale Price: \$575,000
- Leased to Appliance Parts & Recycling through May 31, 2029



3 3804 E. Ferry

- Building Area: \pm 7,377 SF
- Site Size: \pm 75,000 SF
- Parcel: 35154.2701
- Sale Price: \$1,150,000
- Leased to United Natural Foods through March 31, 2027