

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: | 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 |
| LEASE INFO: | Age: | 1950-1952 |
| | Power: | 400 amp 240 v, 3 phase |
| 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**

Mark Lucas, SIOR |

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Tracy Lucas |

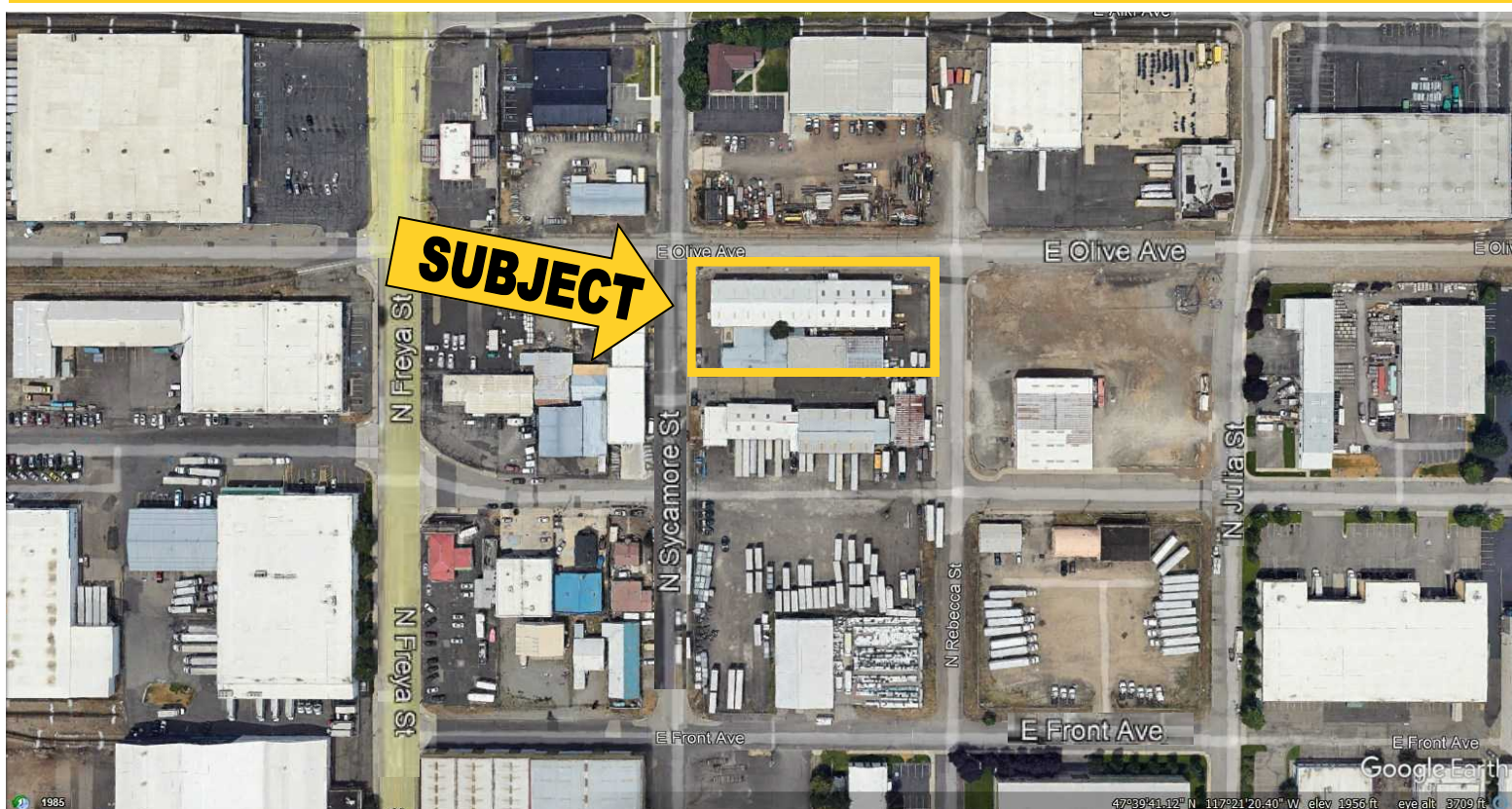
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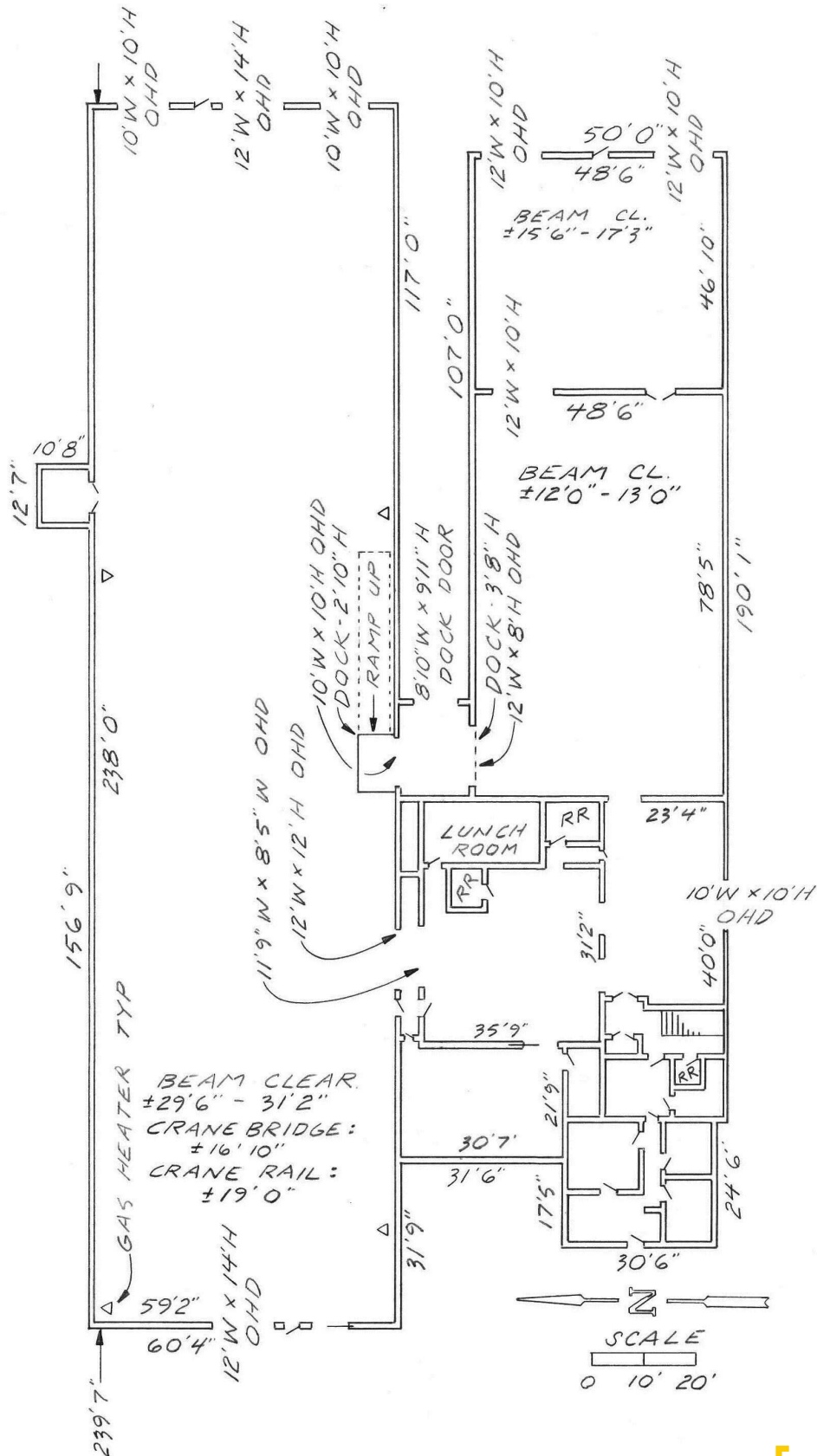
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FLOOR PLAN

414 N. Sycamore St., Spokane, WA 99202

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Neighboring Parcels FOR SALE

414 N. Sycamore St., Spokane WA 99202



1 408 N. Sycamore

- Building Area: ± 12,565 SF
- Site Size: ± 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: ± 9,044 SF
- Site Size: ± 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: ± 7,377 SF
- Site Size: ± 75,000 SF
- Parcel: 35154.2701
- Sale Price: \$1,150,000
- Leased to United Natural Foods through March 31, 2027