

FOR SALE



LEASED OFFICE / WAREHOUSE & YARD |

408 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: | ±97,500 SF parcel #35154.1706, .1705, .2801, .2802, .2803, &.2804 |
| ZONING: | City of Spokane HI, Heavy Industrial |
| IMPROVEMENTS: | Total Footprint Area: ±12,565 SF in two buildings Freight /Truck Terminal, Bldg 1: ±10,045 SF Office SF: ±1,500 SF Warehouse SF: ±8,545 SF Shop building, Bldg 2: ±2,520 SF Loading: Dock and grade loading Sewer & Water: City of Spokane, connection record dated 1957, 1964, 1966 & 1983 Construction Type: Steel with metal siding Age: Bldg 1: 1965 Bldg 2: 1966 |
| LEASE INFO: | Primary lease with ABF Freight through November 30, 2028 for \$6,829.06/Month/NNN with (2) 3-year options; second lease is month to month with Hani Nimri at \$800/Month/Gross plus real estate taxes on parcel 35154.1705. |
| SALE PRICE: | \$1,900,000.00 |

**KIEMLE
HAGOOD**

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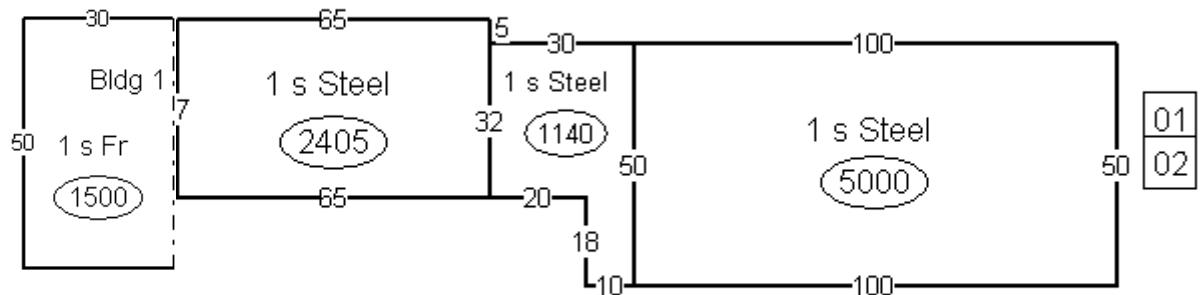
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BLDG SKETCH

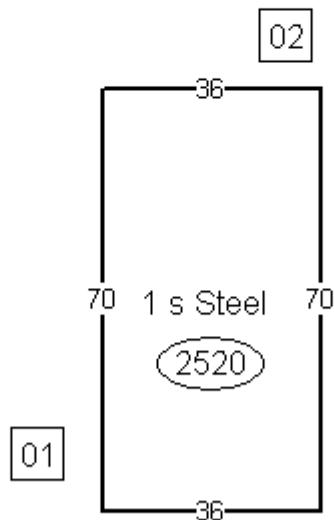
408 N. Sycamore St., Spokane, WA 99202

^Sycamore



N^A

Freight Whse



^Rebecca

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Neighboring Parcels FOR SALE

408 N. Sycamore St., Spokane WA 99202



1 414 N. Sycamore

- Building Area: \pm 26,143 SF
- Site Size: \pm 37,500 SF
- Parcel: 35154.1701
- Sale Price: \$1,850,000
- Leased to Valley Ford Metal Crafters through January 31, 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