

# FOR SALE



## LEASED OFFICE / WAREHOUSE & YARD | 408 N. Sycamore St., Spokane, WA 99202

<b>LOCATION:</b>	Great central location just east of Freya within minutes to I-90, Spokane's Central Business District and Spokane Valley.	
<b>SITE:</b>	±97,500 SF parcel #35154.1706, .1705, .2801, .2802, .2803, &.2804	
<b>ZONING:</b>	City of Spokane HI, Heavy Industrial	
<b>IMPROVEMENTS:</b>	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
<b>LEASE INFO:</b>	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.	
<b>SALE PRICE:</b>	\$1,675,000.00	

**KIEMLE**  
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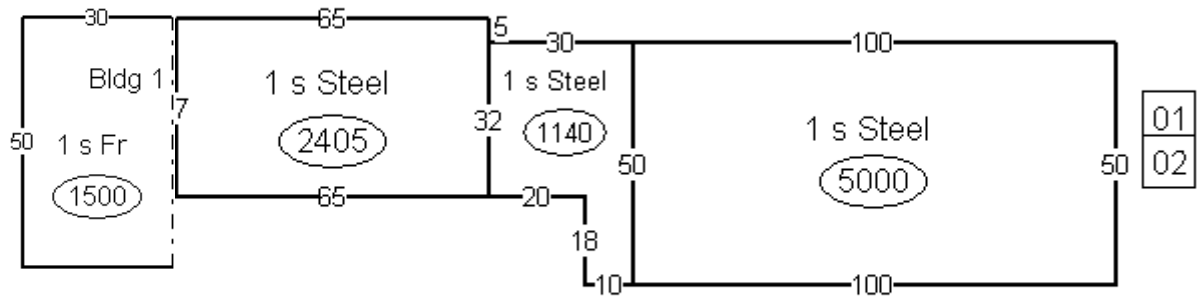
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# BLDG SKETCH

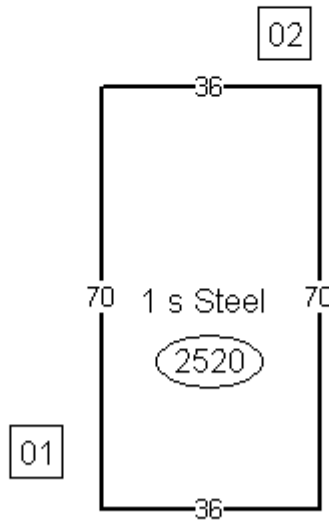
408 N. Sycamore St., Spokane, WA 99202

^Sycamore



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Freight Whse



^Rebecca

# Neighboring Parcels FOR SALE

408 N. Sycamore St., Spokane WA 99202



**1** 414 N. Sycamore

- Building Area: ± 26,143 SF
- Site Size: ± 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: ± 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