

FOR SALE



LEASED WAREHOUSE & FENCED YARD | 3719 E. Front Ave., 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:	±25,000 SF; parcel #35154.2805	
ZONING:	City of Spokane HI, Heavy Industrial	
IMPROVEMENTS:	Footprint Area:	±9,044 SF (119' x 76')
	Loading:	Grade loading
	Sewer & Water:	City of Spokane, connection record dated 10/17/1991
	Construction Type:	Metal siding
	Age:	1946
LEASE INFO:	Leased to Appliance Parts & Recycling through May 31, 2026 for \$2,105.87/Month/NNN	
SALE PRICE:	\$575,000.00	

**KIEMLE
HAGOOD**

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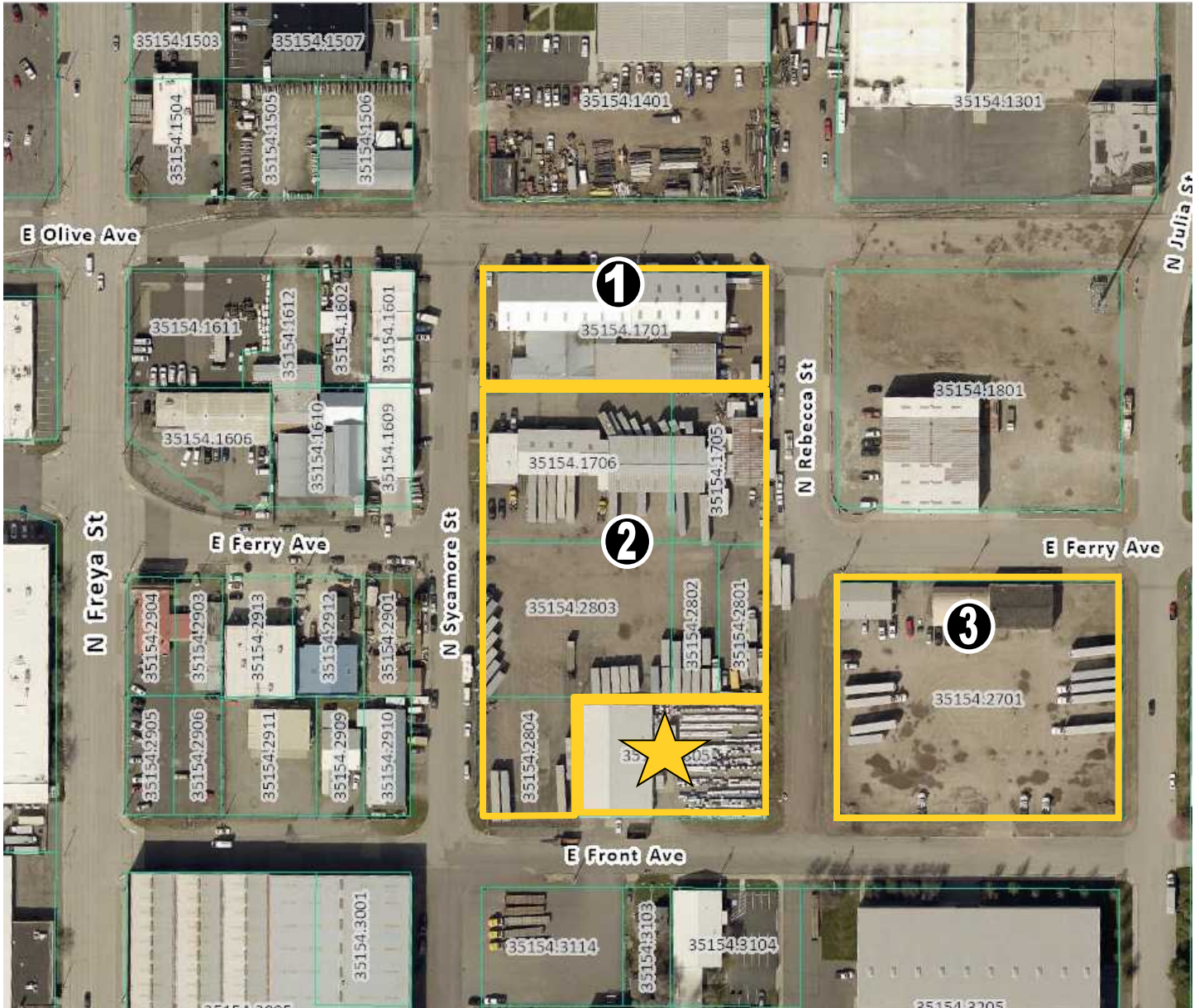
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Neighboring Parcels FOR SALE

3719 E. Front Ave., 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



2 408 N. Sycamore

- Building Area: ±12,565 SF
- Site Size: ±97,500 SF
- Parcel: 35154.1706, .1705, .2801-.2804
- Sale Price: \$1,675,000
- Leased to ABF Freight through November 30, 2028



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