

FOR SALE



LEASED OFFICE / WAREHOUSE & FENCED YARD | 3804 E. Ferry Ave., Spokane, WA 99202

LOCATION:	Great central location between Freya and Havana. This facility offers good access to I-90 and is just minutes from the Central Business District and Spokane Valley.
SITE:	±75,000 SF fenced site; parcel #35154.2701
ZONING:	City of Spokane HI, Heavy Industrial
IMPROVEMENTS:	Footprint Area: ±7,377 SF in two buildings
	Office Building: ±1,785 SF
	Warehouse Building: ±5,592 SF
	Heat: Office Area: Electric
	Warehouse Area: Gas fired unit heaters
	Grade-level Overhead Doors: Three (3), 2-12'W x 14'H & 1-20'W x 14'10" H
	Dock High Loading: Exterior gravel ramp, 4' H
	Clearance Height: ±13'10" to 20'8"
	Sewer & Water: City of Spokane
	Construction Type: Concrete block and metal
	Age: 1952
LEASE INFO:	Leased to United Natural Foods through March 31, 2027 for \$5,628/Mo/NNN; (2) 3-year options; In the event tenant extends the lease, Buyer will assume the lease commission obligation to Kiemle Hagood of 6% of the base rents through March 31, 2031
SALE PRICE:	\$1,150,000.00

KIEMLE
HAGOOD

Mark Lucas, SIOR |

509.755.7524

mlucas@kiemlehagood.com

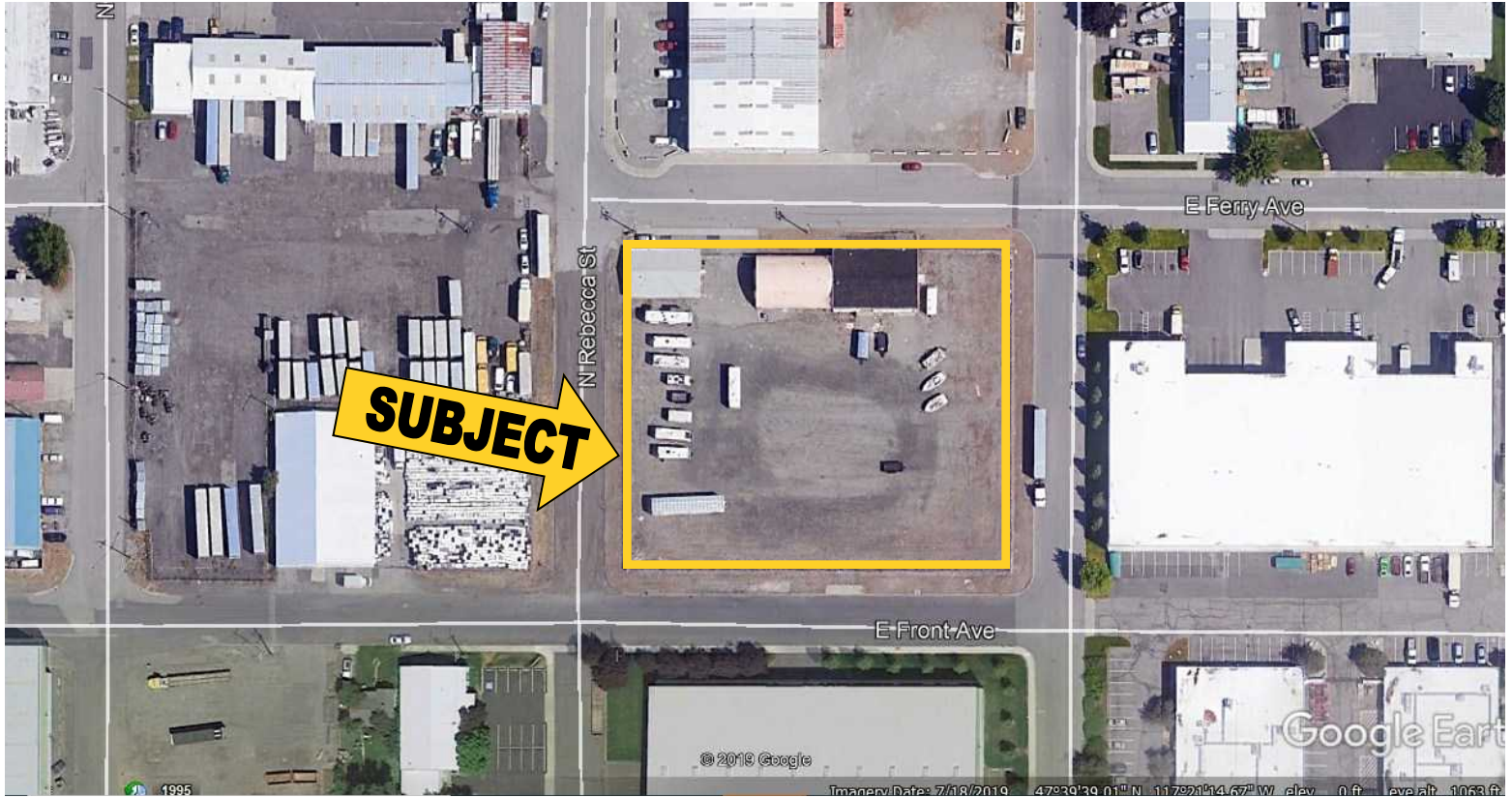
Tracy Lucas |

509.755.7558

tracyl@kiemlehagood.com



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Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

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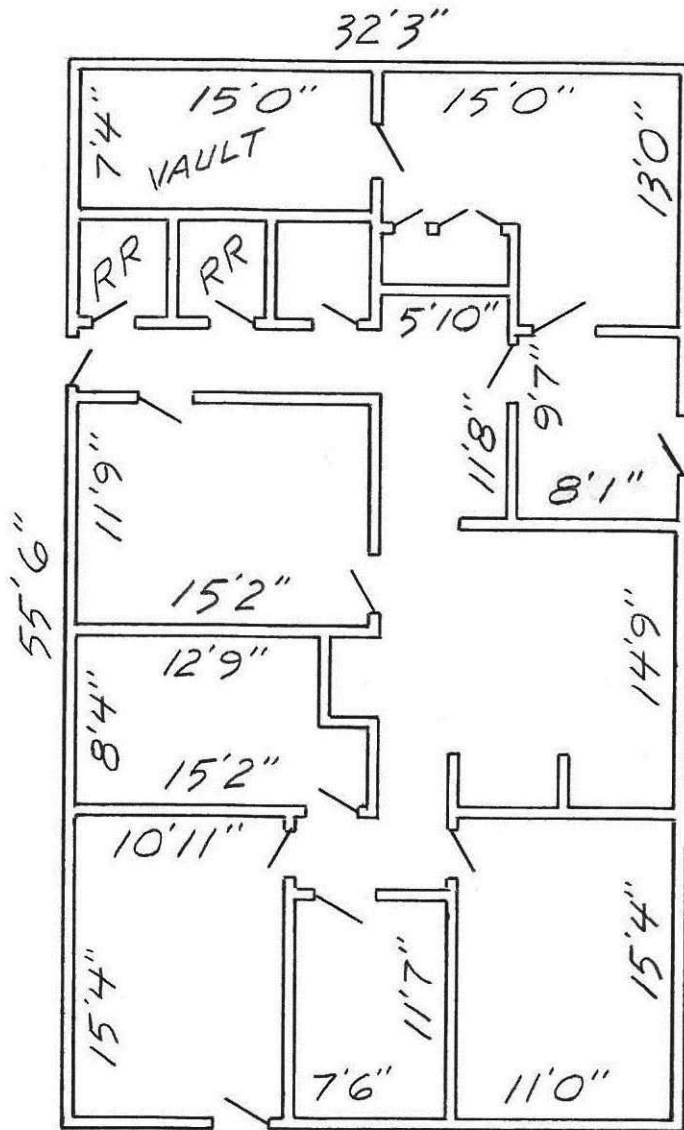
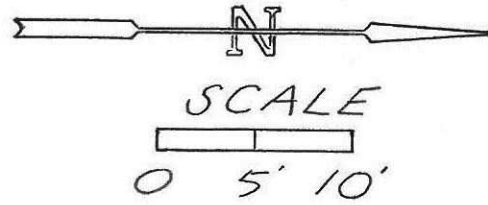


FLOOR PLAN

3804 E. Ferry Ave., Spokane, WA 99202

OFFICE BUILDING

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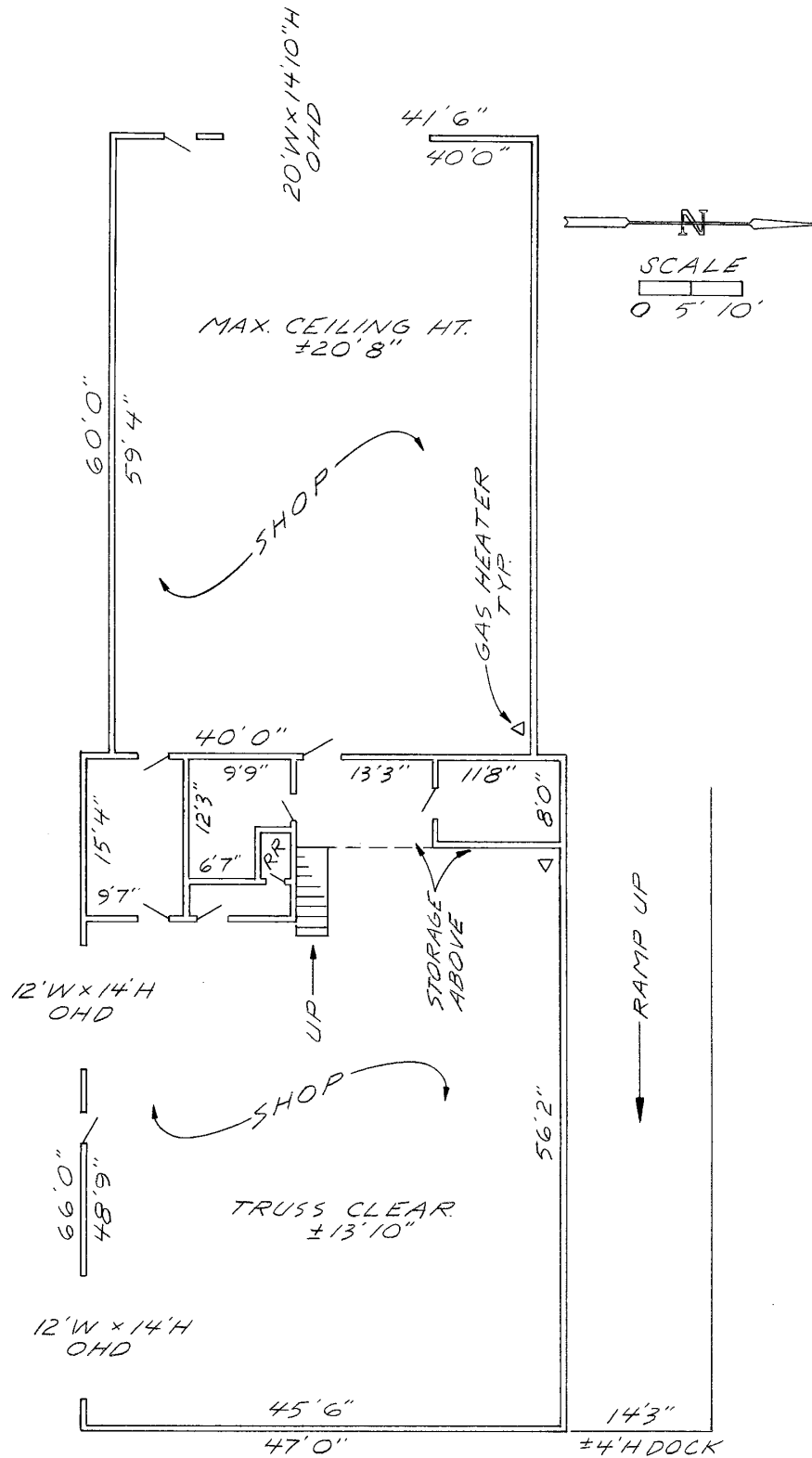


FLOOR PLAN

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WAREHOUSE BUILDING

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Neighboring Parcels FOR SALE

3804 E. Ferry Ave., Spokane, WA 99202



- 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

- 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

- 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