

# FOR SALE



## LEASED OFFICE & WAREHOUSE | 414 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>	±37,500 SF; parcel #35154.1701	
<b>ZONING:</b>	City of Spokane HI, Heavy Industrial	
<b>IMPROVEMENTS:</b>	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
	Age:	1950-1952
	Power:	400 amp 240 v, 3 phase
<b>LEASE INFO:</b>	Leased to Valley Ford Metal Crafters for \$9,839.20/Mo/NNN through January 31, 2027, then \$10,134.38/Mo/NNN for February 1, 2027 through lease expiration date of January 31, 2028; Tenant has (1) 5-year Option w/3% annual escalations.	
<b>SALE PRICE:</b>	\$1,850,000.00	

**KIEMLE  
HAGOOD**

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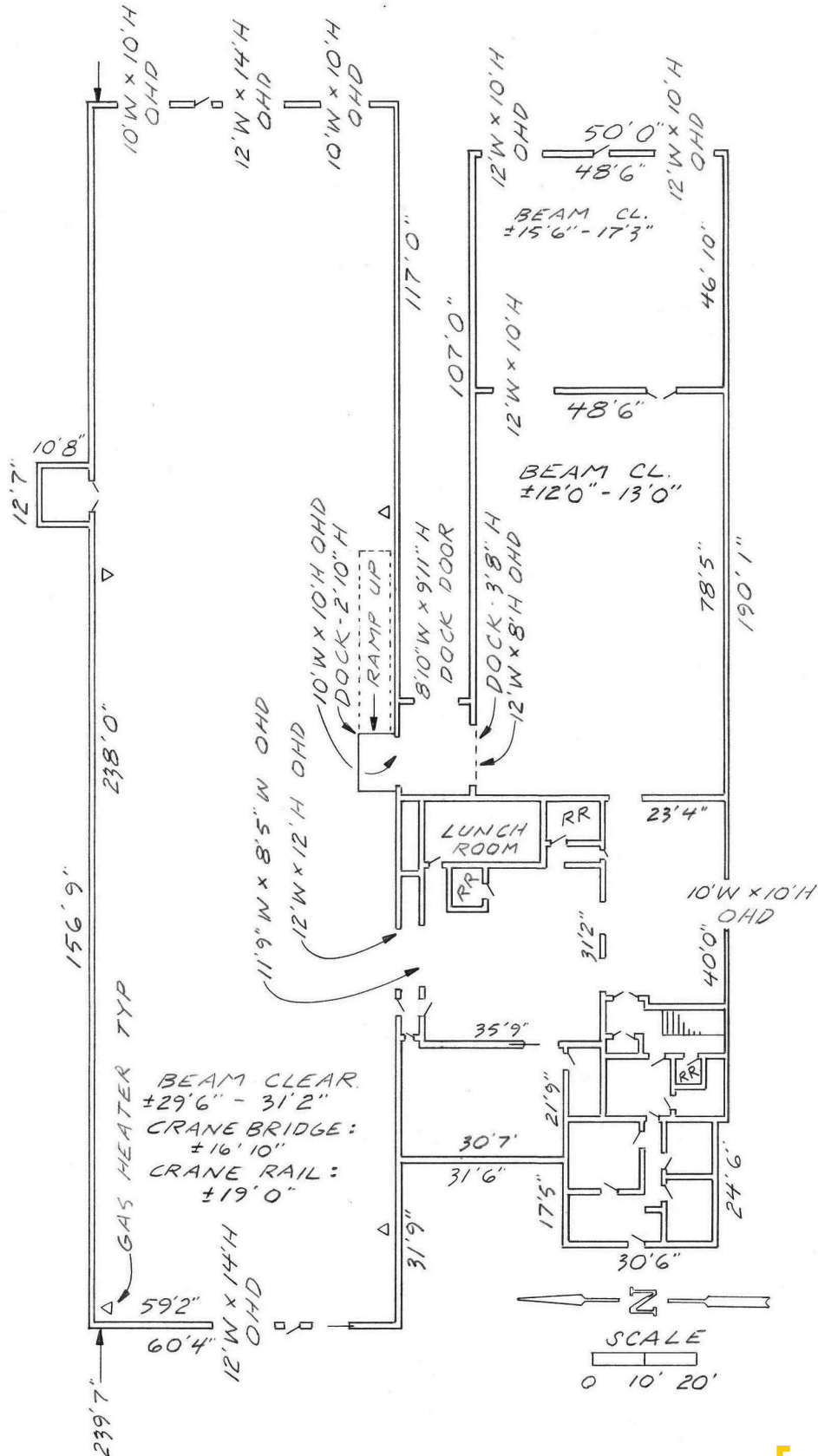
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# FLOOR PLAN

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: \$1,675,000
- 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