

FOR SALE



LOCATION:	Conveniently located just south east of Freya and Broadway. This location provides easy access to I-90, and is only minutes to Spokane Valley and City of Spokane Central Business District.
SITE:	A portion of a ±75,000 SF multi-tenant site; parcel # 35154.1202
ZONING:	City of Spokane, HI, Heavy Industrial
IMPROVEMENTS:	Total Available Area: ±39,360 SF Office/Showroom Area: ± 5,300 SF Warehouse Area: ±34,060 SF Heat: Office: HVAC Warehouse: Gas Radiant Heat Construction Type: Concrete Tilt Age: 1980 Sprinklered: Yes, dry system Loading: Dock and grade loading Water & Sewer: City of Spokane
LEASE INFO:	Leased to Rexel USA Inc. (Platt Electric) through April 30, 2029. Tenant pays \$26,944.03 per month/NNN. Contact Listing Agent for rental details. Tenant has two (2), 5-year options to renew
EXPENSES:	Tenant Reimburses Landlord for taxes & insurance. Tenant pays all utilities plus parking lot maintenance. Landlord maintains roof, exterior walls, foundation, underground plumbing & HVAC replacement.
SALE PRICE:	\$4,471,000.00

NNN LEASED INVESTMENT

OFFICE SHOWROOM WAREHOUSE

| 3900 E. Alki Ave.,
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**KIEMLE
HAGOOD**

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AERIALS



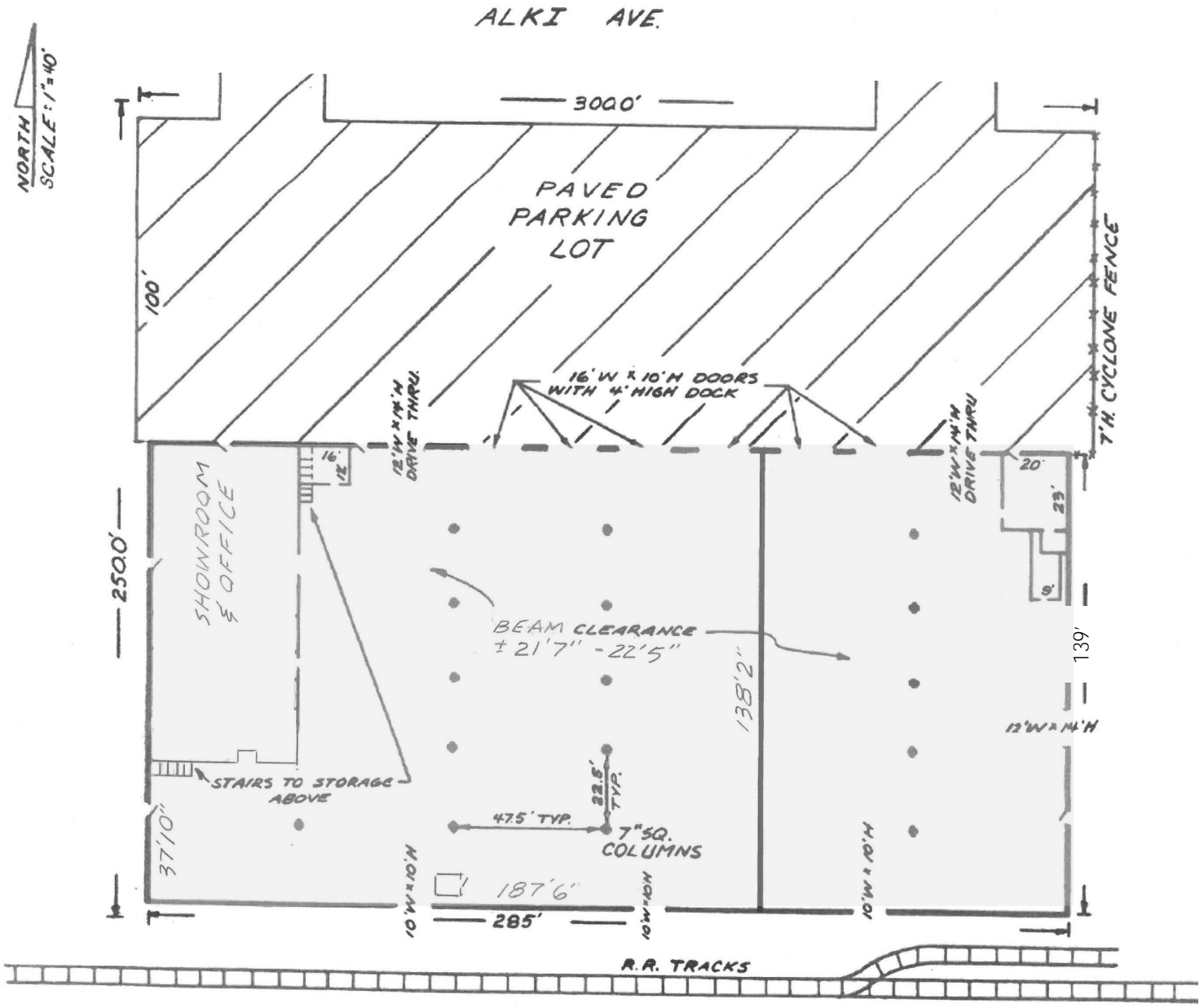
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FLOOR PLAN

3900 E. Alki Ave., Spokane, WA



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