



**Sale Price Reduced**

**FOR SALE**  
**INDUSTRIAL OFFICE / WAREHOUSE**  
6409 E Sharp Avenue, Spokane Valley, WA 99212

**LOCATION:** Situated along Sharp Avenue in Spokane Valley, current location of Broadway P.I.P. 1 LLC, & Alsaker Corporation; which will require time to vacate.

**SITE:** ±60,376 SF per County records; Parcel #35132.0104

**ZONING:** I, Industrial per City of Spokane Valley

**IMPROVEMENTS:** Total Building Footprint : ±10,080 SF

Office Area: ±7,440 SF

Warehouse Area: ±2,640 SF

HVAC: Central gas heat with AC. 2 Units: west side located inside and east side is roof mounted.

Sewer: City of Spokane

Water: City of Spokane

Power: 3 Phase Power

Construction Type: Steel frame, metal skin

Age: 1954; 1989 Remodel

Parking: Currently striped for 21 paved parking stalls which includes one handicap

Additional Info: New exterior paint and landscaping summer of 2025; two (2) 30,000 gallon underground tanks with annual certifications; The north fence line is approximately 83' North of the property line for this parcel and is not included in the sale. This area is leased from the adjacent property owner, Phillips 66 company

**SALE PRICE:** ~~\$1,550,000.00~~ **\$1,400,000.00** cash @ closing

**View  
Location**



**TRACY LUCAS**  
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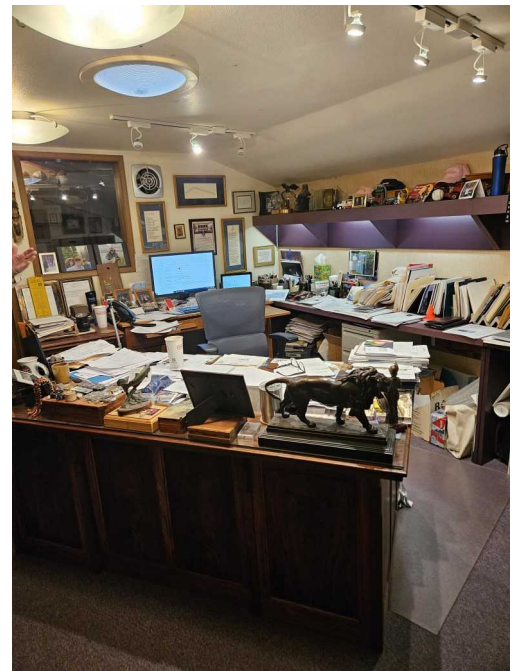
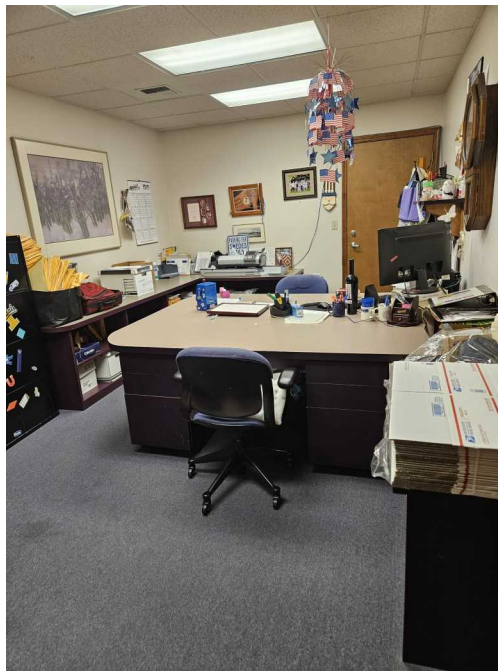
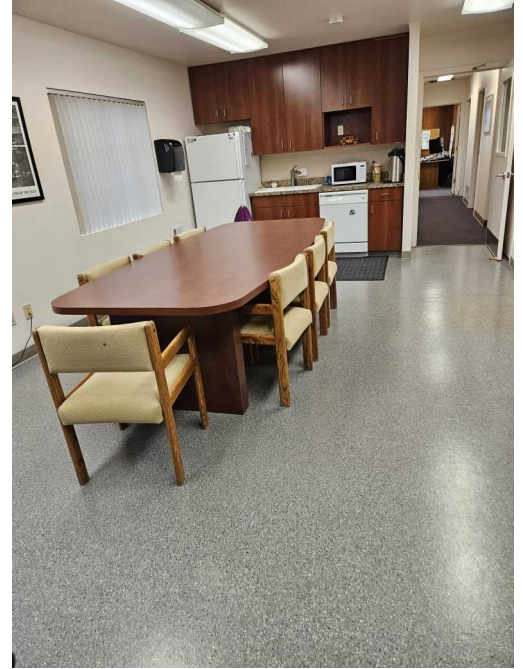
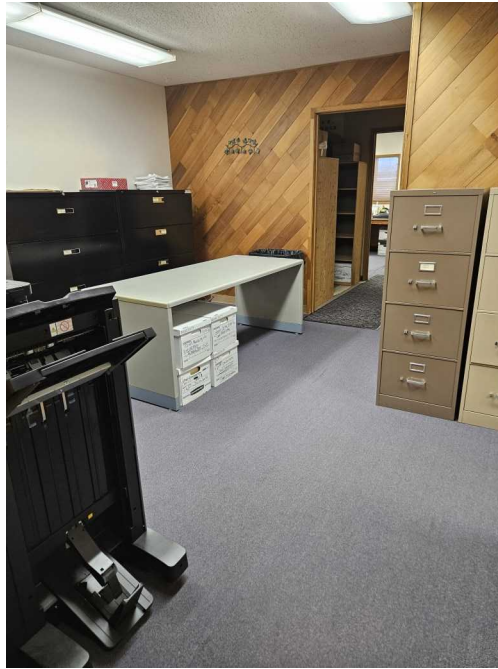
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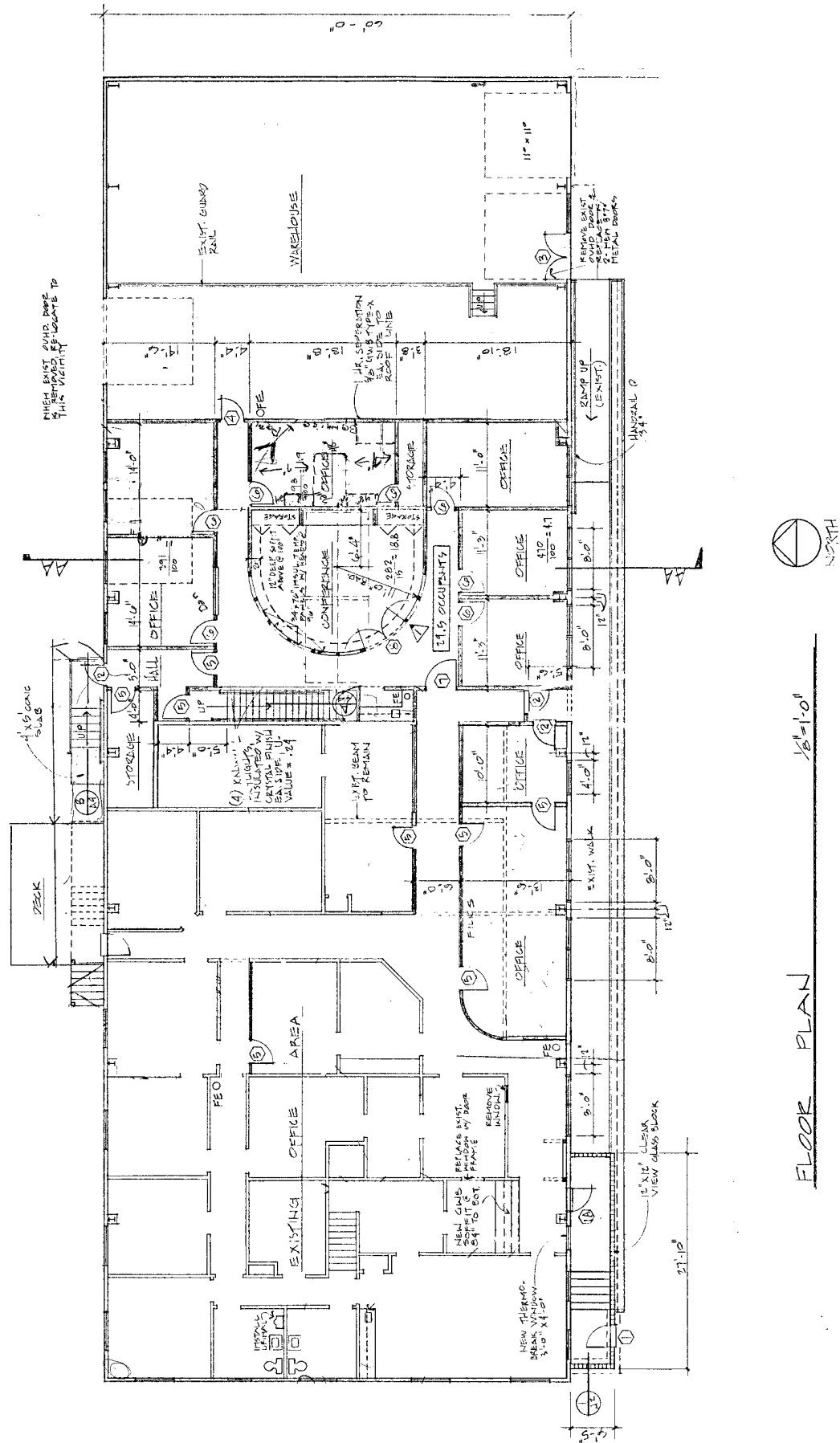
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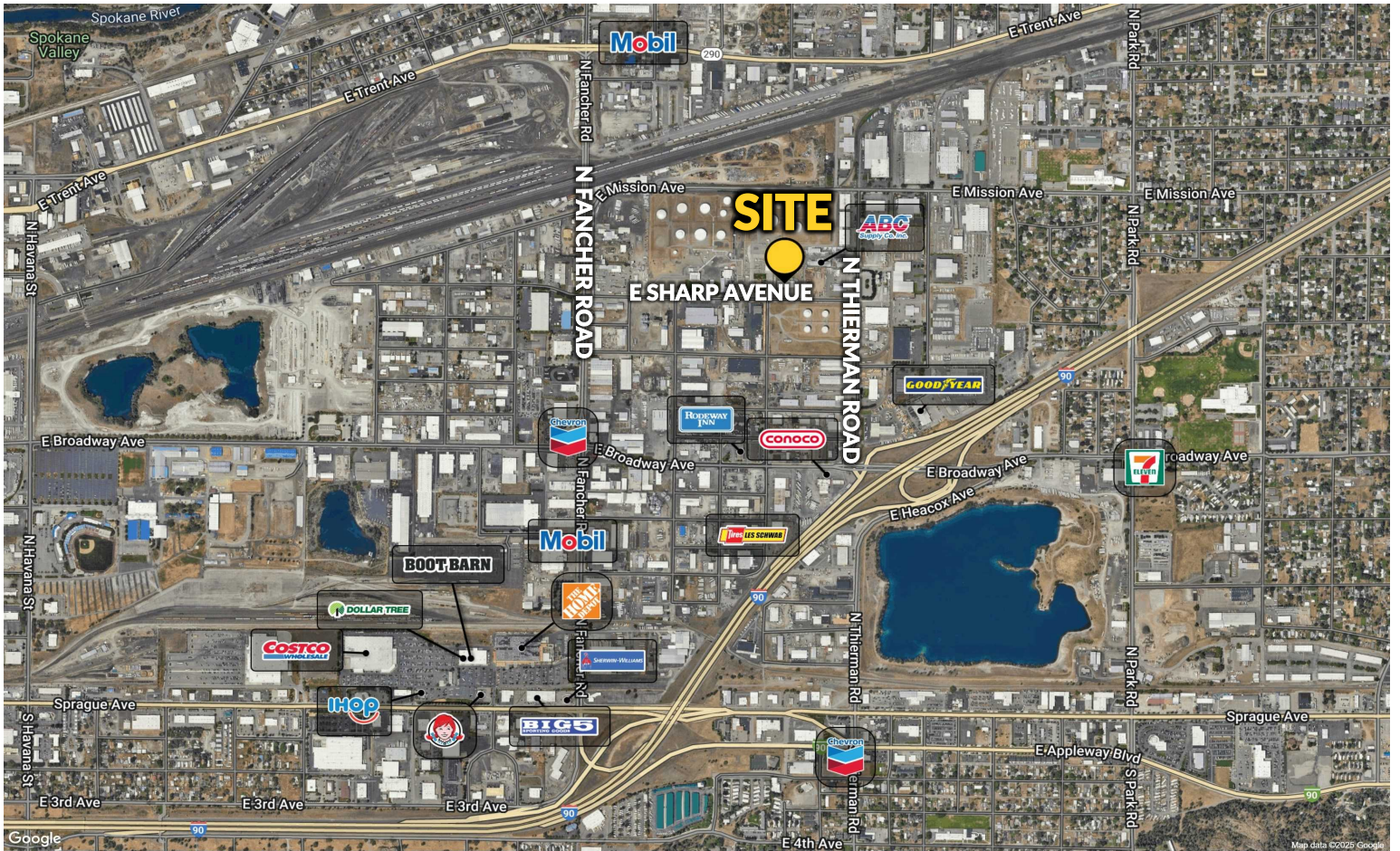
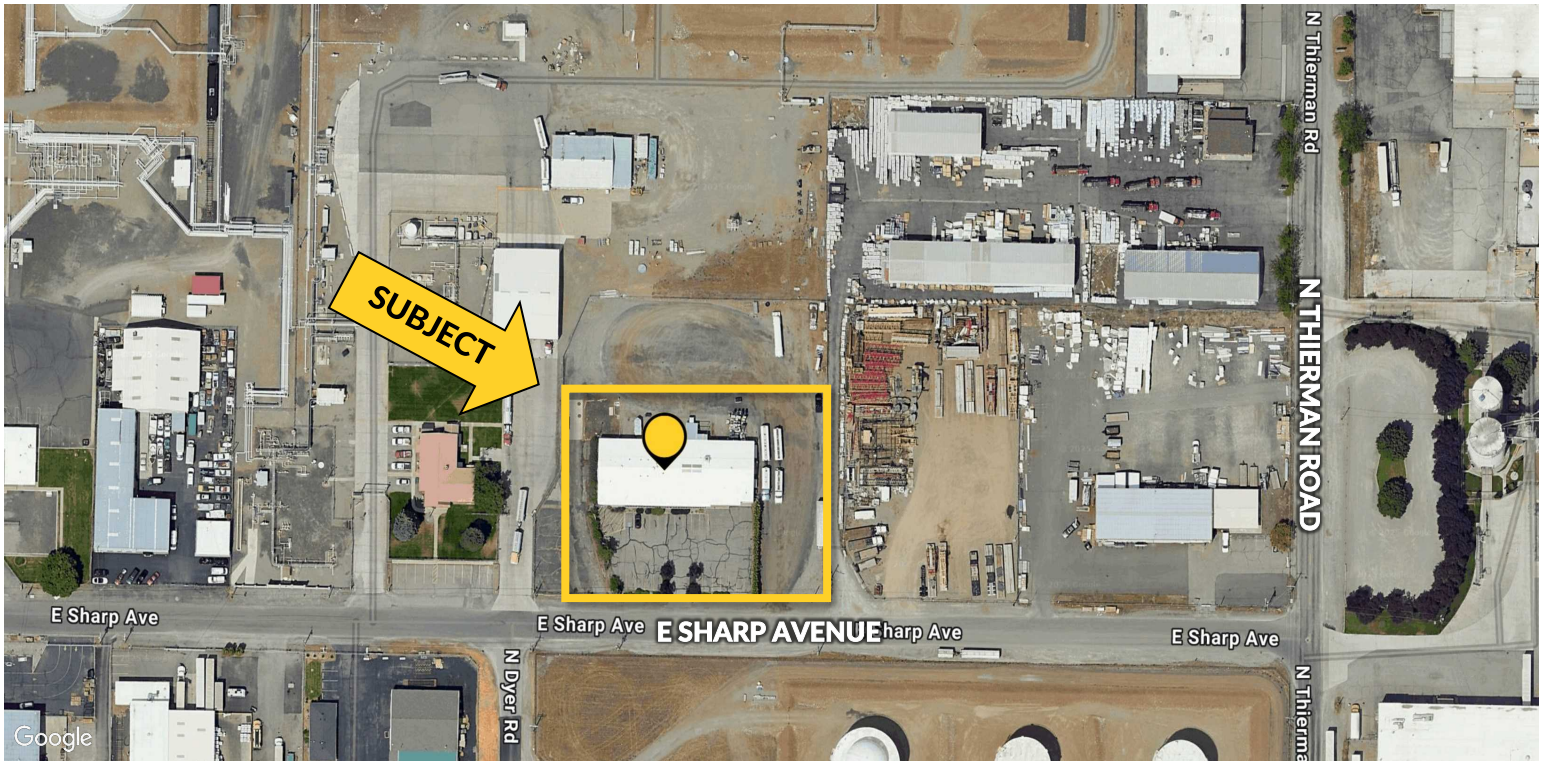


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# THE LOCATION

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