

# INDUSTRIAL LAND FOR SALE



Price Reduced

## FOR SALE | INDUSTRIAL VACANT LAND

6008 N. Florida Street & 4330 E. Dalke Avenue, Spokane, WA 99217

- LOCATION:** Good location in north east Spokane with easy access to the future North Spokane Corridor/395.
- SITE:** ±184,890 SF (4.244 acres); Parcel Numbers 36341.3110 & 36341.3111
- ZONING:** City of Spokane LI, Light Industrial; allows for a variety of uses including warehousing and freight, manufacturing and production, industrial service and office.
- IMPROVEMENTS:** **Water:** water service line at the north west corner of the property from the 6" main in Florida Street. Additionally, there is a 8" water main in Havana Street.  
**Sewer:** 8" sewer main in Dalke Avenue & Havana Streets, adjacent to the property.
- SALE PRICE:** ~~\$1,479,120.00 (\$8/SF)~~    \$1,294,230 (\$7/SF)
- NOTE:** Seller to record a 15' wide boarder utility easement around the perimeter of the parcels. CLA for details.

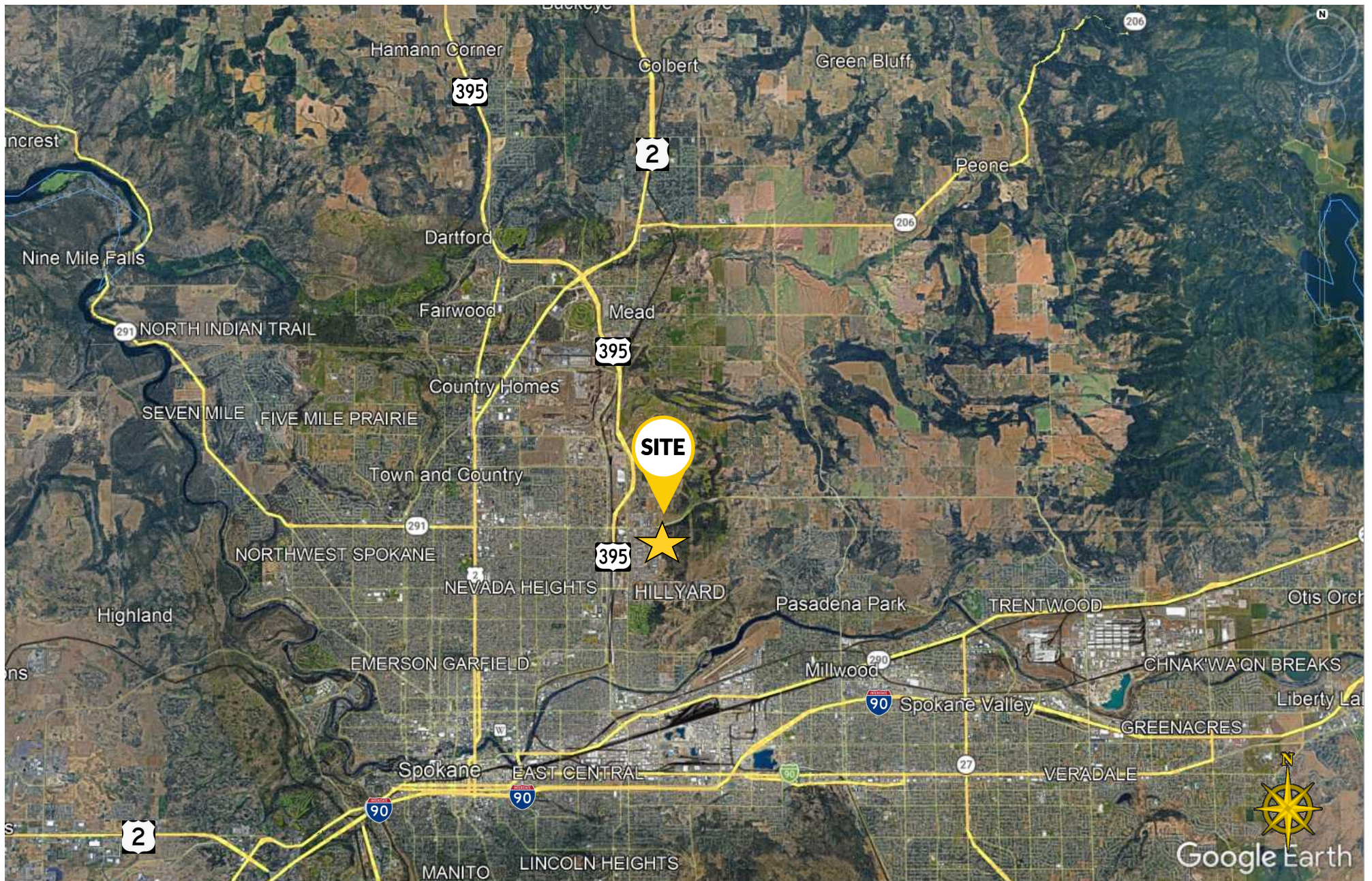
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