

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: \$4,750,000.00

NNN LEASED INVESTMENT

OFFICE SHOWROOM WAREHOUSE

| 3900 E. Alki Ave.,
Spokane, WA 99202

MARK LUCAS, SIOR

509.755.7524

mlucas@kiemleahagood.com

TRACY LUCAS

509.755.7558

tracyl@kiemleahagood.com

**KIEMLE
HAGOOD**

601 W. Main Ave., #400
Spokane, WA 99201

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 06/26/26/tp J:\BROKERS\LUCAS DOCS\FLYERS\Aiki E. 3900. SalePUB

AERIALS



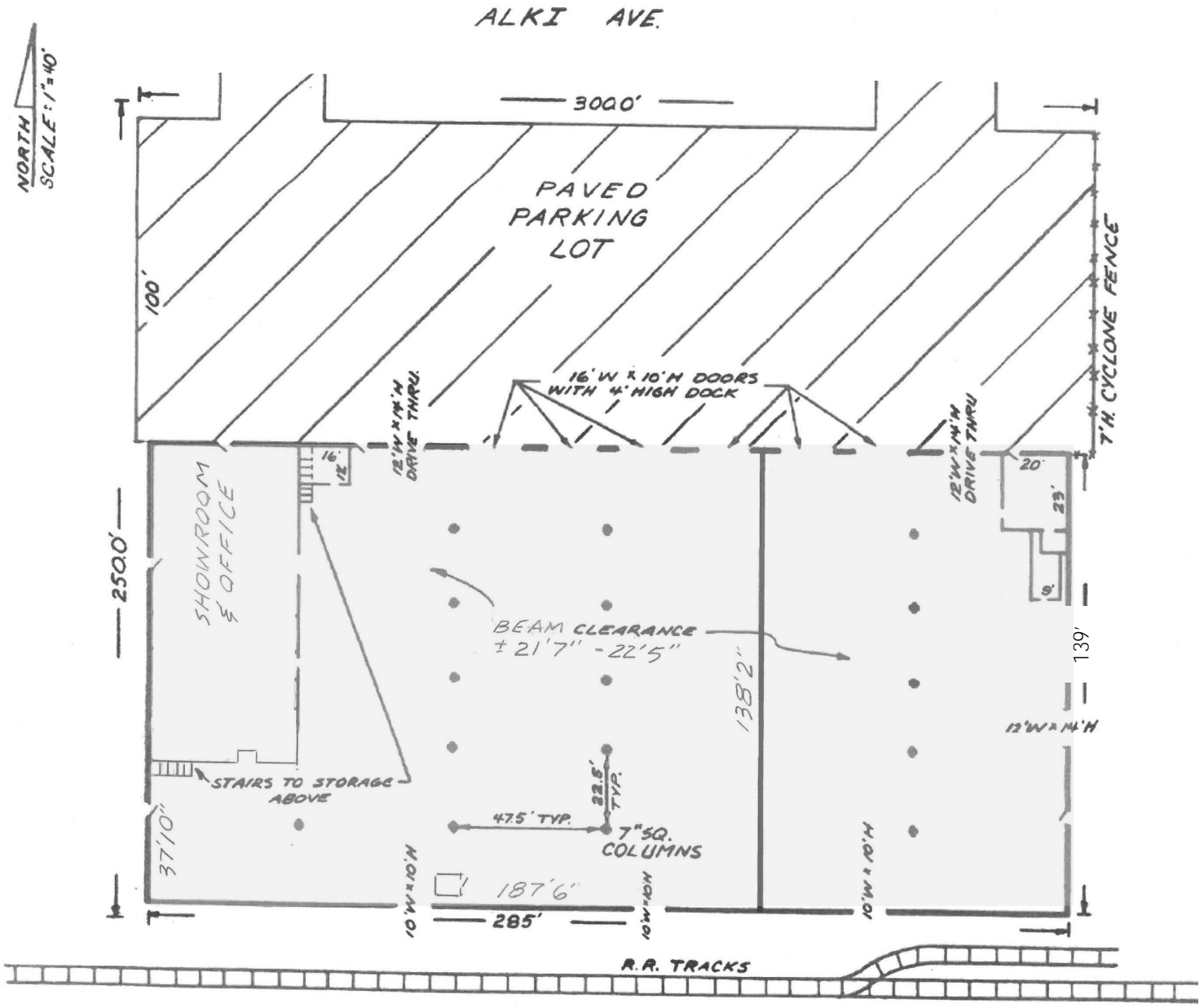
OFFICE & SHOWROOM / WAREHOUSE | 3900 E. Alki Ave., Spokane, WA 99202



Kemle Hagood respects the Intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

FLOOR PLAN

3900 E. Alki Ave., Spokane, WA



THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com
Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

KIEMLEHAGOOD