

INDUSTRIAL OPPORTUNITY FOR SALE OR LEASE
— **COURTLAND WAREHOUSE** —

3003 E COURTLAND AVE | SPOKANE, WASHINGTON 99207

TOK
COMMERCIAL

DREW ULRICK

509.435.5866

drew@tokcommercial.com

PRICE REDUCED!



 **DETAILS**

BUILDING SIZE: 8,872 SF
LOT SIZE: 18,750 SF
PROPERTY TYPE: Industrial
ZONING: GC-70
DOCK DOORS: (2)
POWER: 400 Amps; 3 Phase
YEAR BUILT/REMODELED: 1959 / 2000
SALE PRICE: \$749,000 — **PRICE REDUCED!**
LEASE RATE: \$0.70 / SF
LEASE TYPE: NNN

 **HIGHLIGHTS**

- Zoned GC-70
- Dock high access
- Ample power with 400 Amps; 3 Phase
- CMU construction

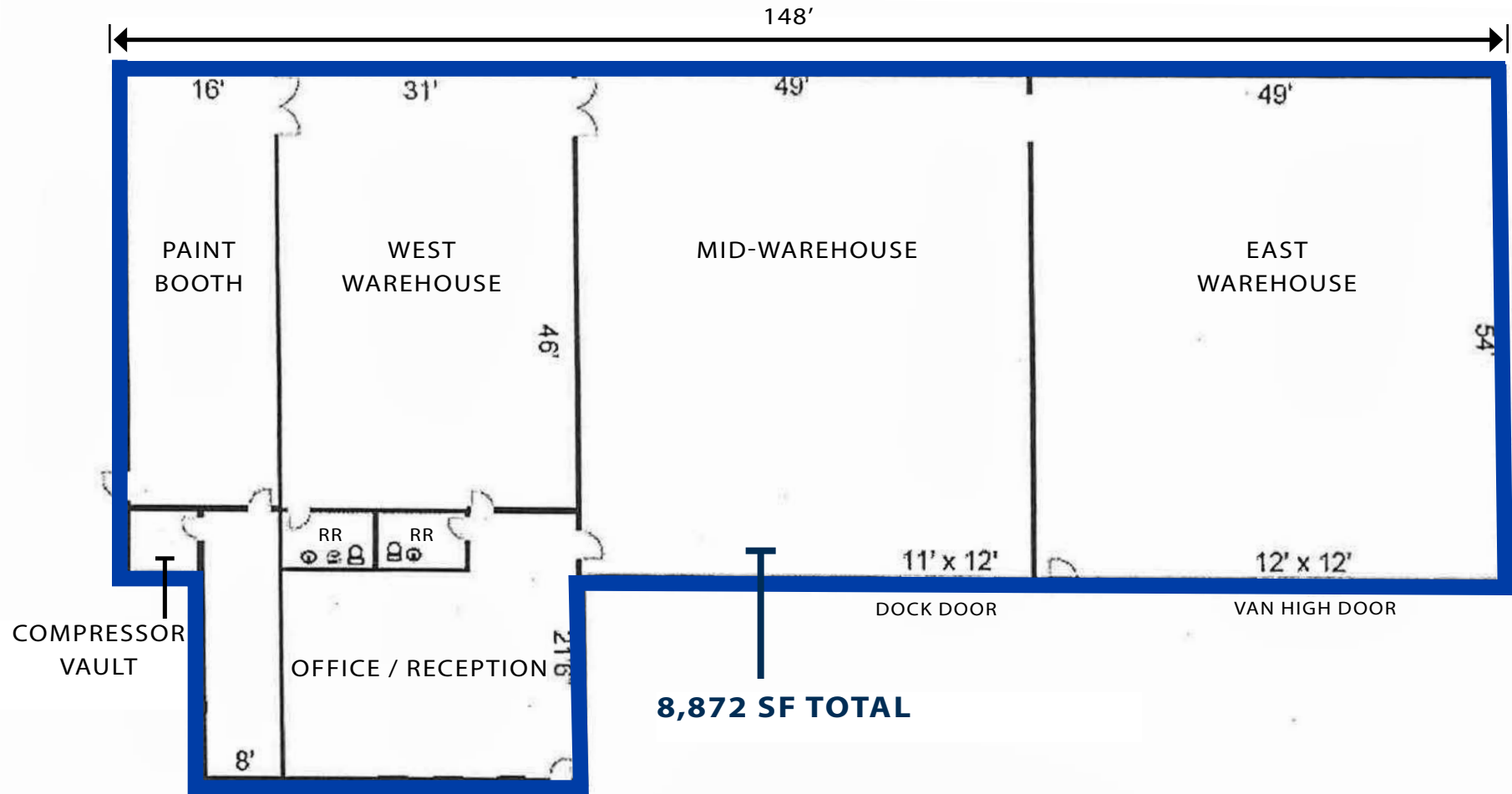
 **CONTACT**

DREW ULRICK
509.435.5866
drew@tokcommercial.com



— **COURTLAND WAREHOUSE** —
INDUSTRIAL OPPORTUNITY FOR SALE OR LEASE

FLOOR PLAN



8,872 SF TOTAL

COURTLAND AVENUE

— **COURTLAND WAREHOUSE** —
INDUSTRIAL OPPORTUNITY FOR SALE OR LEASE



— **COURTLAND WAREHOUSE** —
GREAT SITE CAPABILITIES WITH ACCESS TO
NEW N/S FREEWAY



COURTLAND WAREHOUSE
8,872 SF
(2) DOCK DOORS

SITE

— **COURTLAND WAREHOUSE** —
LOCATED ALONG MAIN SPOKANE CORRIDOR



SITE

FERGUSON AVISTA

KING BEVERAGE INC. **Dr Pepper** **Laird Plastics** **Boise Cascade**

Oak Harbor **AG INDUSTRIAL**

COSTCO WHOLESALE **LOWE'S**

9 MIN DRIVE TO I-90
← DIRECT CONNECTION TO WEST-EAST COAST FREEWAY →