

FOR SALE OR LEASE



OFFICE/WAREHOUSE FOR SALE OR LEASE | 6511 E. Riverside Ave., Spokane Valley, WA 99212

LOCATION:	Great location just north west of Sprague and Thierman on Riverside with convenient I-90 access via Sprague or Broadway Avenue Interchanges.
SITE:	±32,028 SF per County Records; Parcel 35133.2213 and 35133.2214
ZONING:	City of Spokane, LI, Light Industrial
IMPROVEMENTS:	Total Building Footprint Area: ±12,039 SF Office and Showroom Area: ± 180 SF Warehouse Area: ±11,859 SF Heat: Office: Electric Warehouse: One (1) gas fired unit heater Construction Type: Wood frame with metal siding Loading: Six (6) grade level doors; 24'W x 4'H exterior concrete dock Power: Two electric panels; Panel 1) 200 amps 120/240 V 3 phase; panel 2) 200 amps 120/240 V single phase. Buyer/Lessee to verify power. Utilities: Avista Utilities services gas and electric. Age: 1969, remodeled in 2016 Sewer & Water: Spokane County sewer connection Feb. 2012; Spokane County W.D. #3 Available: Immediately
2019 NNN EXPENSES:	TBD, please contact listing agent
LEASE PRICE:	\$6,500.00/Mo/NNN
SALE PRICE:	\$1,011,000.00

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

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

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. 1/06/20/tp J:\BROKERS\LUCAS DOCS\FLYERS\Riverside E. 6511.PUB



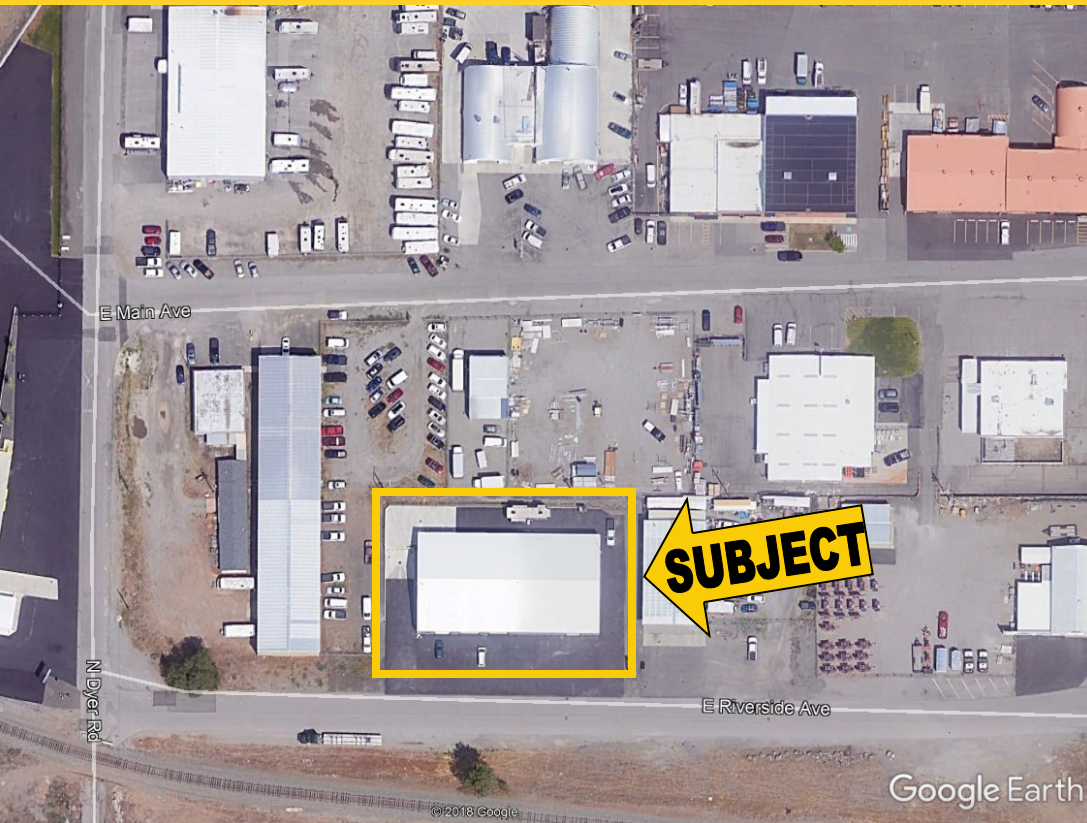
509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201
KIEMLEHAGOOD.COM

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AERIAL



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

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or tracyl@kiemlehagood.com

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