

# FOR SALE or LEASE

**LOCATION:**

Located west of Harvard Road between Wellesley Ave. & Trent Ave. in Otis Orchards. Current location of Guardian Restoration

**SITE:**

±82,349 SF (1.89 acres), parcel # 56334.9054; fully fenced site

**ZONING:**

Spokane County, LI, Light Industrial

**IMPROVEMENTS:**

Building Footprint Area: ±16,500 SF

Office & Conference Area: ± 1,840 SF

Warehouse Area: ±14,660 SF

Mezzanine Area: ± 1,250 SF

Heat: Office Area: Forced gas air with electric A/C

Shop Area: Two gas fired unit heaters

Loading Doors: Dock: Two (2) 9'Wx10'H (one w/ramp)  
Grade: (1)-12'W x 12'H & (1)-12'W x 16'H

Ceiling Height: 13'10" to 22'3"

Water: Consolidated Irrigation District #1

Sewer: No sewer service available; Septic

Construction Type: Metal frame & exterior

Age: 1994

Fire Sprinkler: Yes

Roof: Approximately \$40k in updates to roof in 2024 including new screws, mastic & closures

Availability: Call Listing Agent

**LEASE PRICE:** \$12,835/Month/NNN (\$1/SF/Mo~office & \$0.75/SF/Mo~Whse)

**RE TAX & FIRE INS:** \$1,008/Month (RE Tax \$8,899/Yr & Fire Insurance \$3,200/Yr)

**SALE PRICE:** \$2,500,000.00

## FOR SALE OR LEASE SHOP / OFFICE & YARD

5420 N. Corrigan Rd.  
Otis Orchards, WA  
99027

**View  
Location**



**MARK LUCAS, SIOR**

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**TRACY LUCAS**

509.755.7558

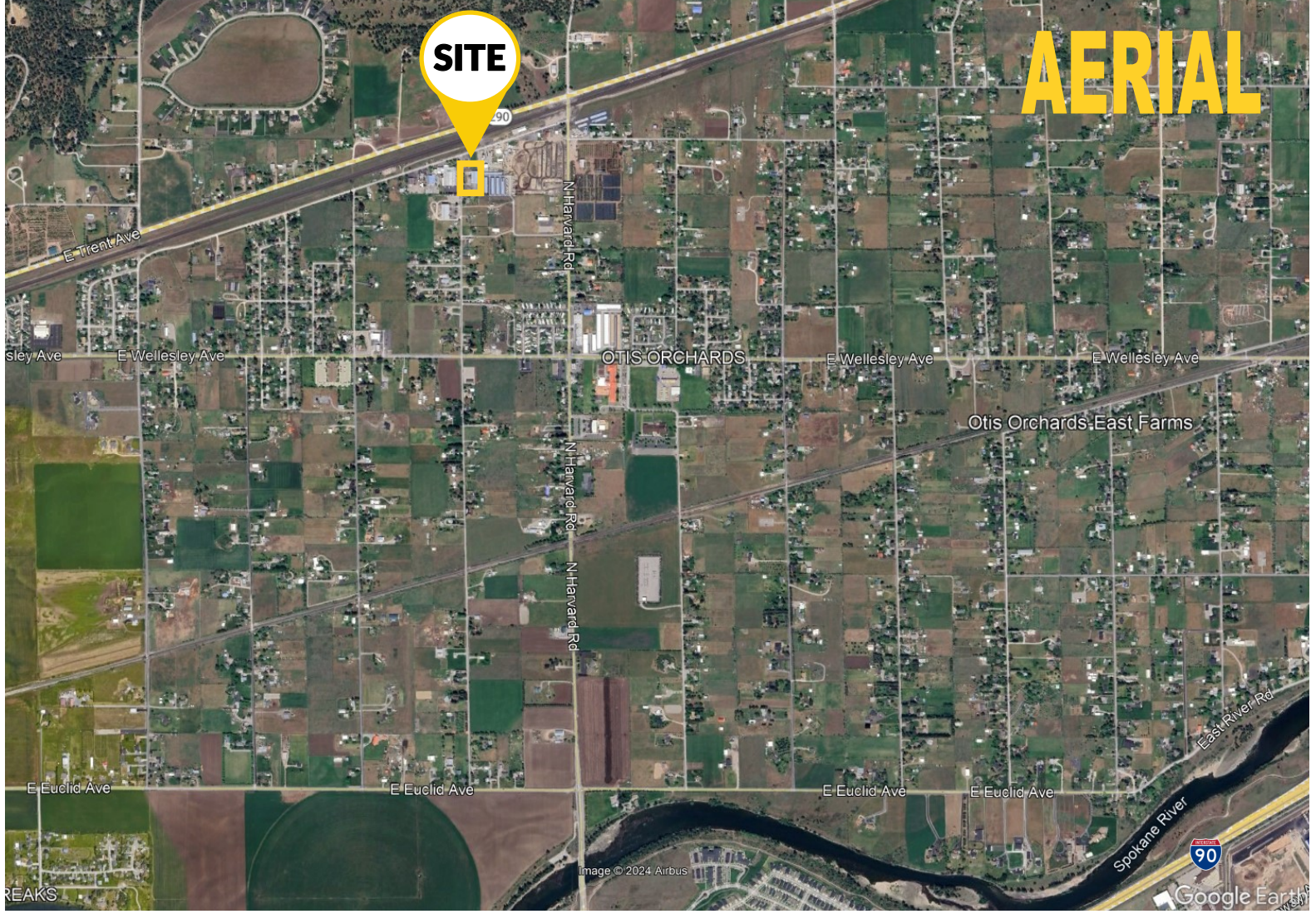
tracyl@kiemlehagood.com

**KIEMLE  
HAGOOD**

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

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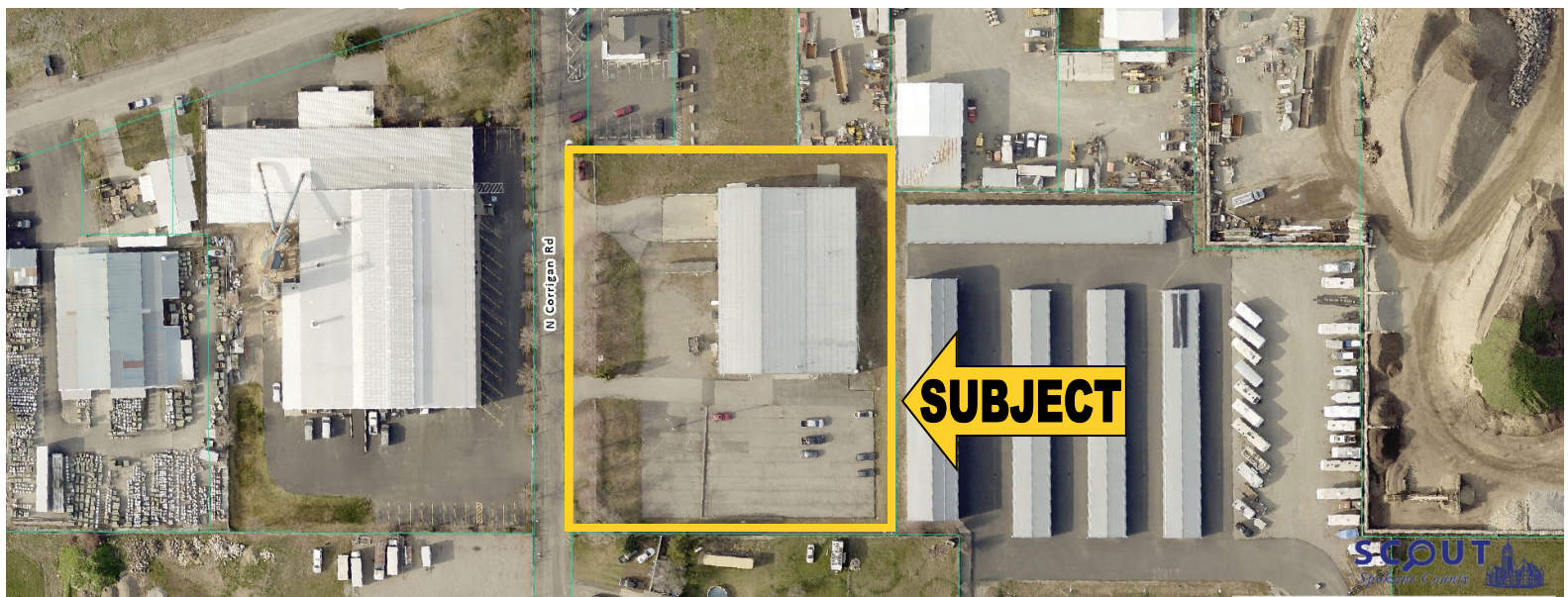




# AERIAL

**SITE**

5420 N. Corrigan Rd., Otis Orchards, WA 99027



**SUBJECT**

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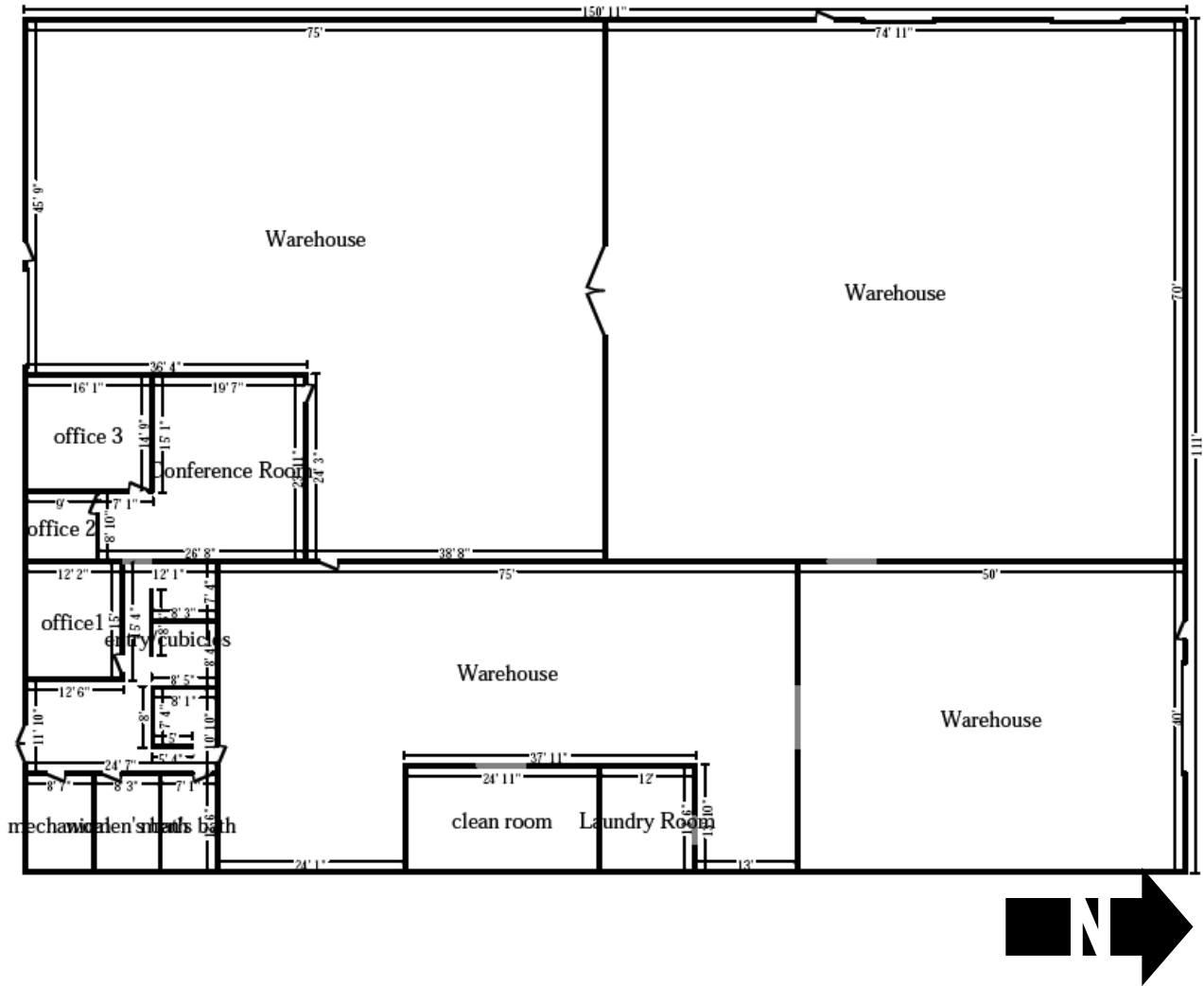
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# FLOOR PLAN

5420 N. Corrigan Rd., Otis Orchards, WA 99027



THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE.

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# PHOTOS

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