

FOR SALE or LEASE



SALE PRICE REDUCED

LOCATION:	Great location at the southwest corner of Mission Avenue and Havana Street. I-90 access is only minutes away via Freya and/or Fancher and is just east of the future North Spokane Corridor with Trent Avenue access.
SITE:	±11,237 SF per County Records; Parcel 35151.0101
ZONING:	City of Spokane, LI, Light Industrial
IMPROVEMENTS:	Total Building Footprint Area: ± 7,199 SF Office and Showroom Area: ± 1,750 SF Warehouse Area: ± 5,449 SF Mezzanine Area: ± 1,185 SF Heat Office: HVAC Warehouse: 2 gas fired unit heaters Grade-Level Overhead Door: Newer insulated OHD w/ electric opener Power: 208V, 200 amp, 3 phase Roof: Seamless Silicone Roofing System by Flat Roof Pros in 2022 w/20 year manufacturer product warranty from GE Lighting: Updated LED lighting in warehouse Recent Upgrades: New showroom area siding and glass; remodeled restrooms; HVAC ducting improved for better efficiency; Sewer & Water: City of Spokane Age: 1951 Availability: Immediately

SALE PRICE: ~~\$1,134,000.00~~ **\$850,000.00** **LEASE PRICE:** \$5,100/Mo/NNN

OFFICE / WAREHOUSE

4230 E. Mission Ave.
Spokane, WA 99202

**View
Location**



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**KIEMLE
HAGOOD**

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AERIALS

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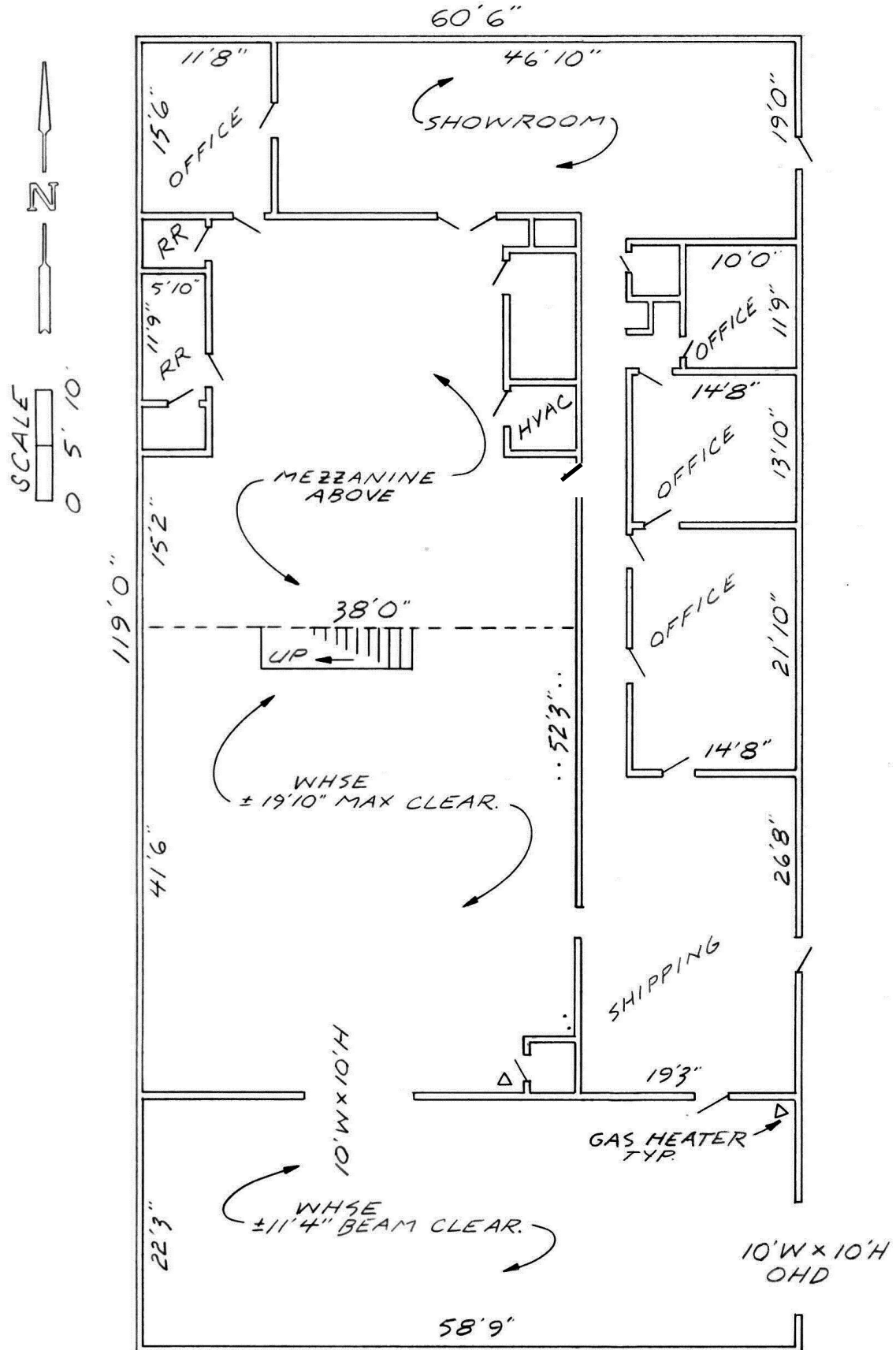
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FLOOR PLAN

4230 E. Mission Ave., Spokane, WA 99202

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PHOTOS

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