

# FOR SALE



## WAREHOUSE / SHOWROOM FOR SALE

213 E. Ermina Avenue  
Spokane, WA 99207

<b>LOCATION:</b>	Only minutes northeast of City of Spokane's Central Business district on the north side of Ermina, just east of Division and Ruby.	
<b>SITE:</b>	±23,400 SF; parcel number 35083.3212	
<b>ZONING:</b>	City of Spokane GC-70, General Commercial	
<b>IMPROVEMENTS:</b>	Total Building Footprint:	±11,530 SF
	Showroom/Office Area:	±2,750 SF
	Warehouse Area:	±8,780 SF
	Mezzanine Area:	±5,500 SF; concrete floor
	Construction Type:	Steel frame, metal exterior
	Heat:	Showroom: 5 ton mini split system      Warehouse: gas unit heater
	Sewer & Water:	City of Spokane
	Ceiling Height:	17'6" - 21'8" beam clear; under mezzanine 8'0 - 8'2"
	Loading:	One (1) grade level overhead door & one (1) dock high overhead door
	Age:	2004
	Power:	600 amp (3 x 200 amp panels), 3 phase power
	Sprinklered:	Yes, wet system
<b>SALE PRICE:</b>	\$2,120,000.00	

OFFICE LOCATIONS SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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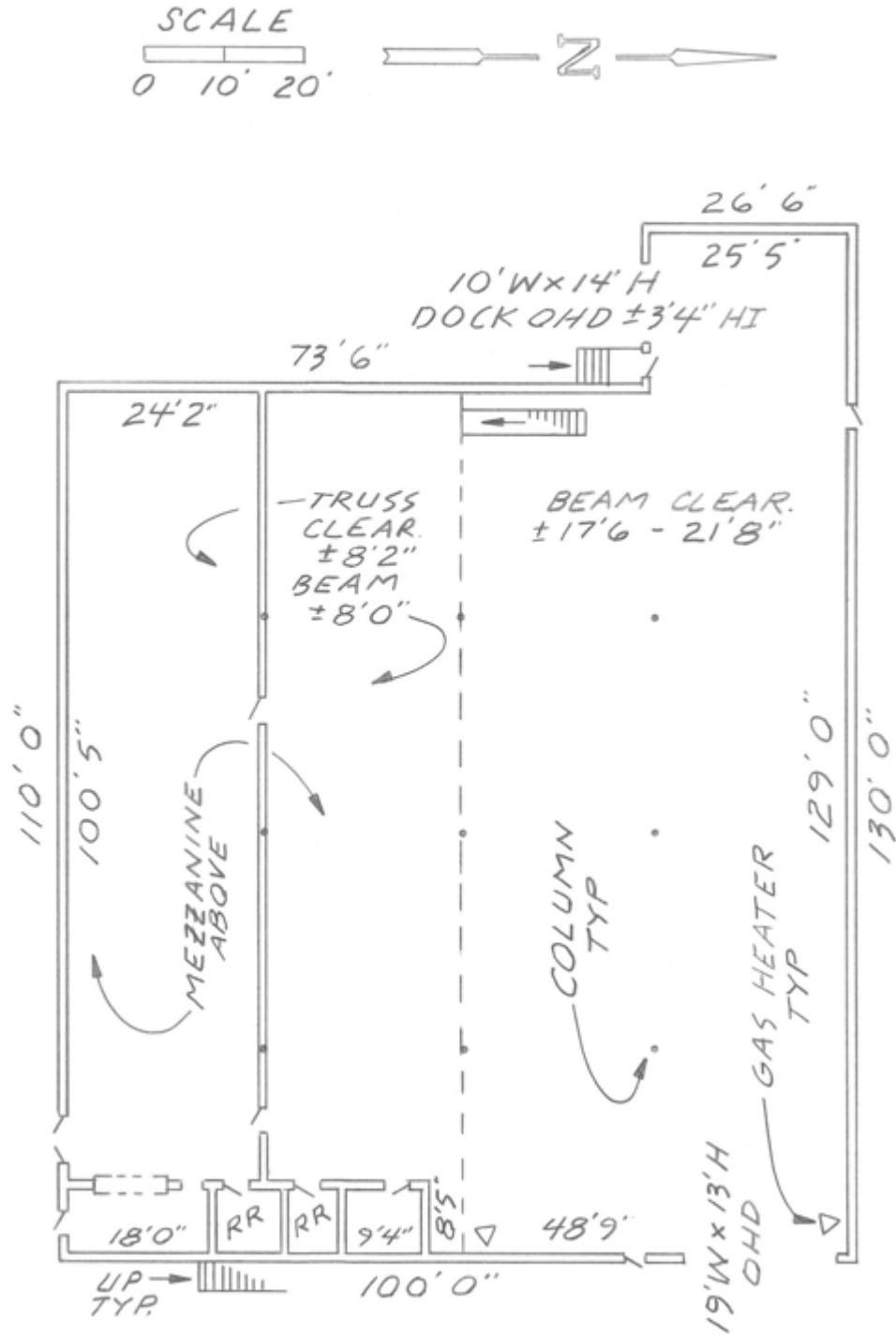
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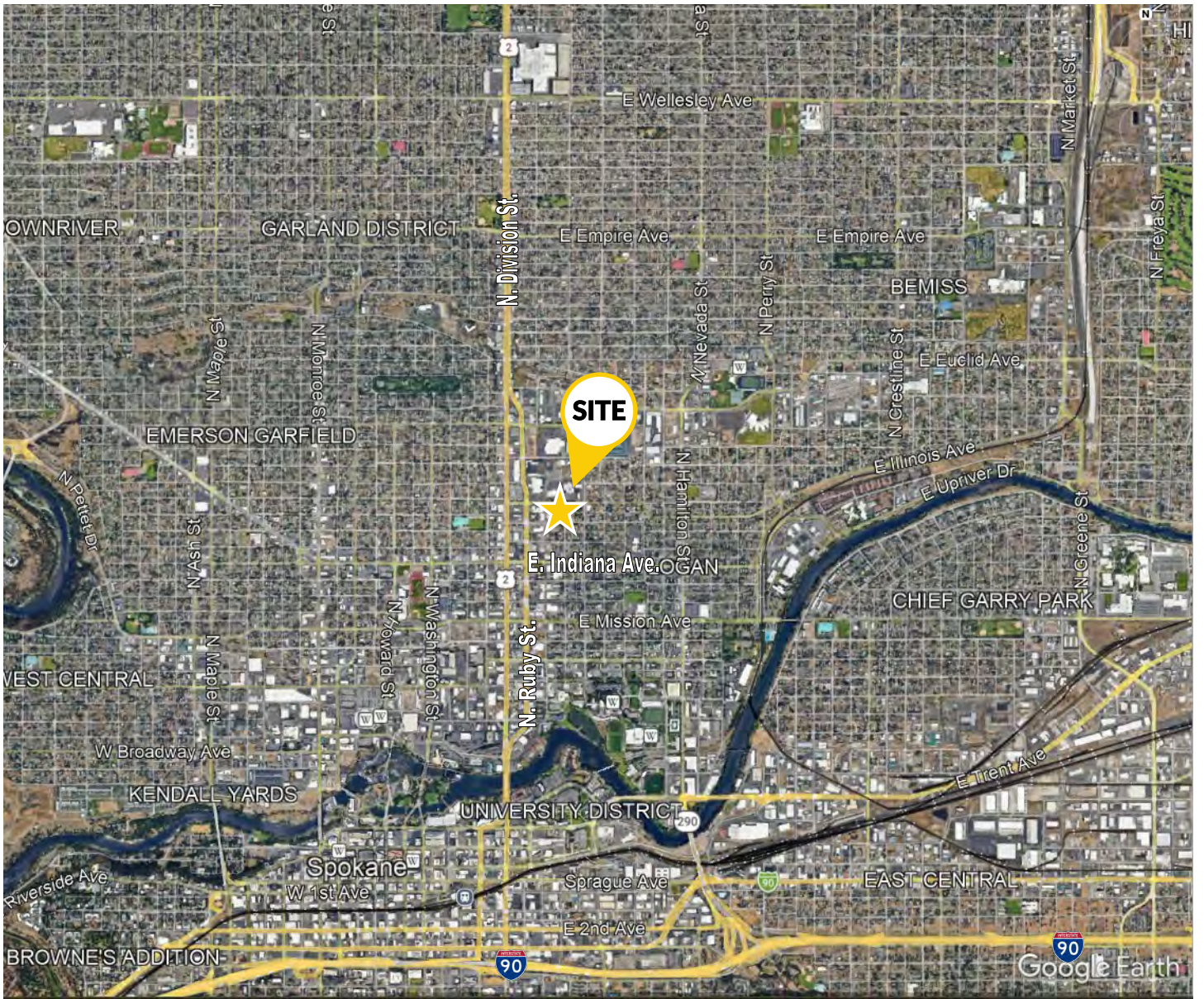
# FLOOR PLAN

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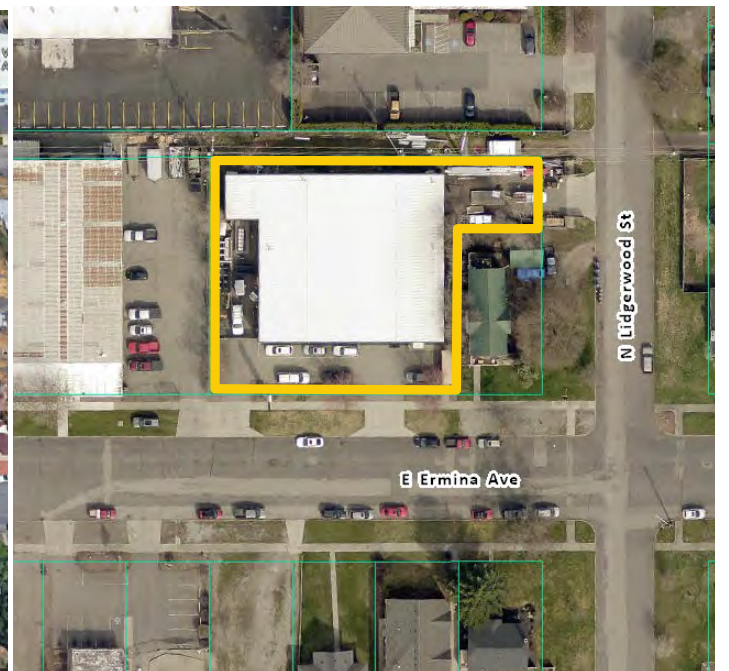
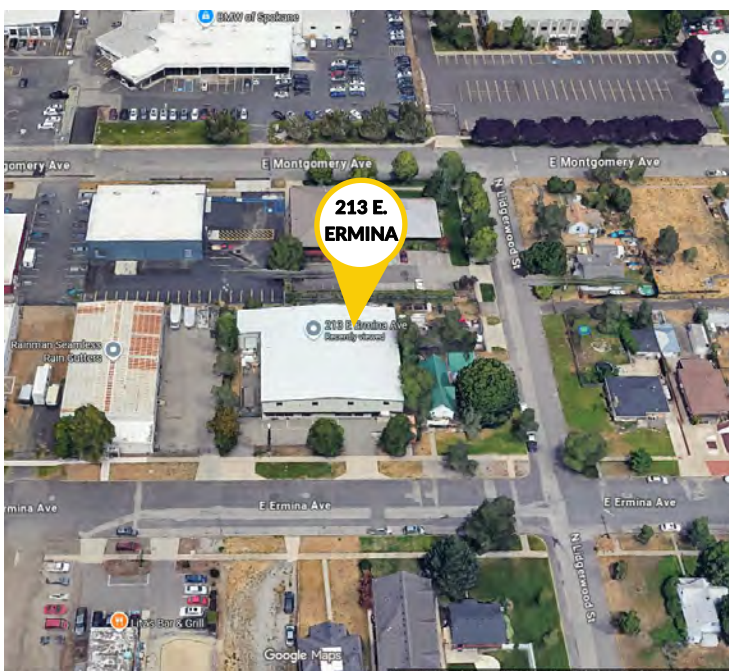
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