

OFFERING MEMORANDUM

3633 E Nebraska Ave
3624 E Joseph Ave
5606 N Freya St

Spokane, WA 99217

PRESENTED BY:

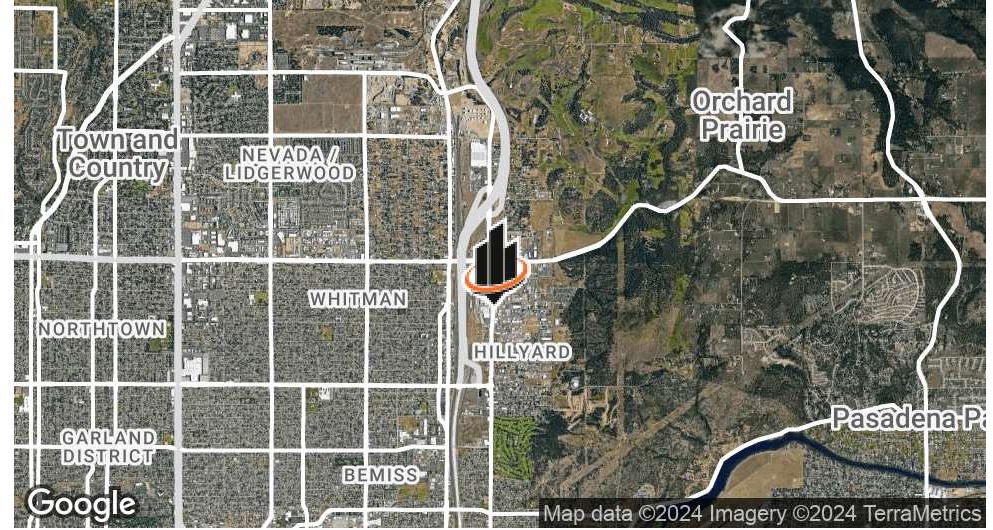
MATTHEW BYRD

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WA #44400



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,250,000
BUILDING A:	5,800 SF
BUILDING B:	8,964 SF
TOTAL BUILDING SIZE:	14,764 SF
LOT SIZE:	1.33 Acres
YEAR BUILT:	1980 1998
ZONING:	HI (Heavy Industrial)

PROPERTY OVERVIEW

Three Heavy Industrial parcels in Hillyard located just East of the Safeway Distribution Center on Freya St.

PROPERTY HIGHLIGHTS

- Building A: Includes a reception area, 3 offices, break room, two restrooms and open warehouse space with 14 foot overhead door and 15 foot ceilings
- Building B: 8,964 square feet with 24 foot ceilings and includes a 2,000 square foot mezzanine area
- Property includes a half acre of fenced yard area
- Also available for Lease

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SUBJECT PROPERTY



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ADDITIONAL PHOTOS



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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