

FOR SALE

WILD ROSE GRAPHICS

Spokane, WA

Industrial Warehouse

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130-134 NORTH MADELIA STREET | SPOKANE, WA 99202

PROPERTY SUMMARY



OFFERING SUMMARY

RECOMMENDED SALE PRICE:	\$1,550,000
BUILDING SIZE:	± 23,235 SF
LOT SIZE:	0.30 AC ± 13,135 SF
PRICE / SF:	\$66.71
YEAR BUILT:	1965 1969
ZONING:	Light Industrial
APN:	35163.3201 & 35163.3202

PROPERTY OVERVIEW

Industrial warehouse, manufacturing, and office space totaling ± 23,235 SF spanning three levels and situated on ± 13,135 SF of land. **Centrally located** between Sprague and Trent Ave with quick access to I-90 on the outskirts of Spokane's University District and CBD.

PROPERTY HIGHLIGHTS

- **Dock high** loading access and **Grade level** doors
- **Freight Elevator** for access to each floor
- Office showroom, manufacturing, and storage areas throughout the building.
- Ten (10) dedicated **on-site car parks**
- Heavy power. Additional ± 940 SF basement not included in total SF

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ADDITIONAL PHOTOS



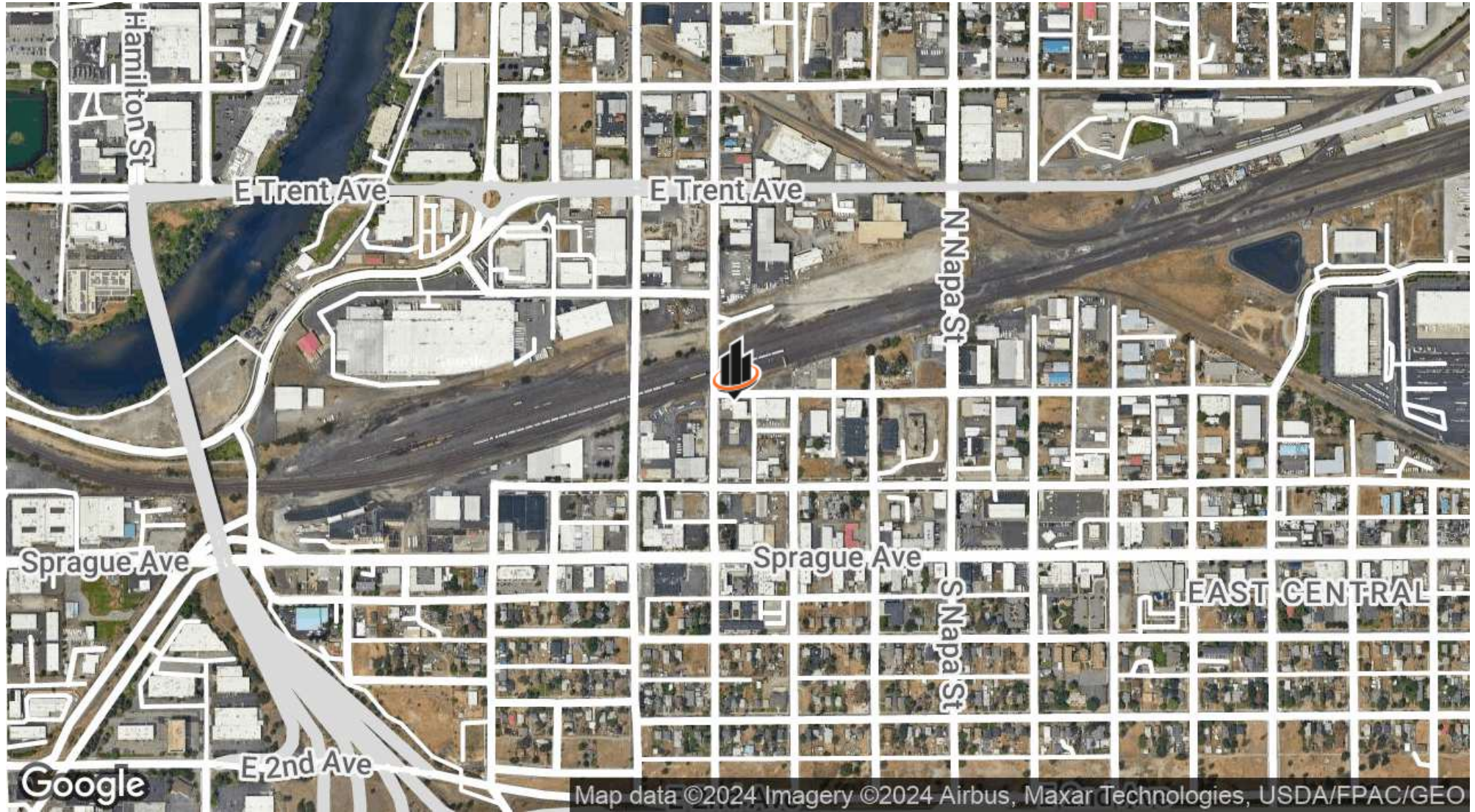
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LOCATION MAP



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**Downtown
Spokane**

**University
District**

**Gonzaga
University**

**Subject
Property**

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