

CUSTOM DETAIL #2



MLS # **202519216**
Status **New**
Sub-Type **Commercial**
Address **3315 N Tschirley St**
Address 2/Unit #
Town **Spokane Valley**
State **WA**
Zip **99216**
Area/Grid **A142/139**
Class **Commercial**
List Price **\$2,200,000**



GENERAL

Real Property **Yes**
Business Opportunity **No**
Lease **No**
Annual Lse Rate by SqFt
Annual 3-Net Rate by SqFt
Annual CAM Rate by Sq Ft
OR
Lease Term Yrs
Total Gross Lse Rate Mo

Year Built **1976** Year Remod
Use Type **Manufactu**
Bldg Sz Sp Avail **11700**
Assessed Sq Ft
Tot Apx Sq Ft
Occupied By
Gar Size **4+**
Whse Ceiling Ht **10**
Loading Dock **1** DriveIn Doors **6**
Onsite Parks **5** #Stories **1**

Hazardous Mat

FEATURES

ACCESS **Pub Rd, Paved**
LOT INFORMATION **Level, Fenced**
SITE IMPROVEMENTS **Pvt Sewer, Swr Avail-St, Pub Wtr**
TERMS **Commercial**

BASEMENT/FOUNDATION **Unfinished**
EXTERIOR **Metal**
FEATURES **3 Phase, Hndicap Ac, Sec Alarm**
HEAT/COOLING **Gas, Elec, Forced Air**
OUTBUILDINGS **Guest House**
ROOF **Metal**

REMARKS

Very hard to find industrial property in the Spokane Valley with 11,700 ft.² of shop space including 2-3 private offices and almost 2 acres of land with plenty of room to expand. It also includes a small house that is great for a rental or convert to an office. Oversized ground level doors and loading dock as well. Located just a few blocks from the Amazon distribution center.



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