

# For Sale or Lease Office Warehouse

1157 N. Napa, St.  
Spokane WA, 99202

sds  
COMMERCIAL



Levi McCormick  
O: 509.462-9306  
levi@sdsrealty.com

Carlos Herrera  
C: 509.714.2593  
carlos@sdsrealty.com

Sale Price: \$800,000  
Lease Rate \$4,000 per month + NNN

[www.sdsrealty.com](http://www.sdsrealty.com)

SDS REALTY INC 108 N WASHINGTON #600, SPOKANE WA. 99201

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.

## Property Information

---

### Overview

- Building Size: 3,909 sf (per city records)
- Office area: 2,300 sf +/-
- Warehouse area: 1,400 sf +/-
- Mezzanine loft: 620 sf +/-
- Land size: 14,200 sf
- High ceiling in warehouse
- Kitchenette
- Parcel Number: 35162.2616
- Year renovated: 2017
- Zoning: NR-35 (per City of Spokane)

### Highlights

- Centrally located
- Recently renovated
- Entire building is insulated
- LED lighting throughout
- 12' 10' grade level door
- Paved parking
- Access to additional street parking
- Good exposure
- Unit heater in warehouse
- Updated HVAC system in office
- Shop floor drains



# For Sale or Lease

Carlos Herrera  
C: 509.714.2593  
Carlos@sdsrealty.com

Levi McCormick:  
O: 509.462.9306  
levi@sdsrealty.com



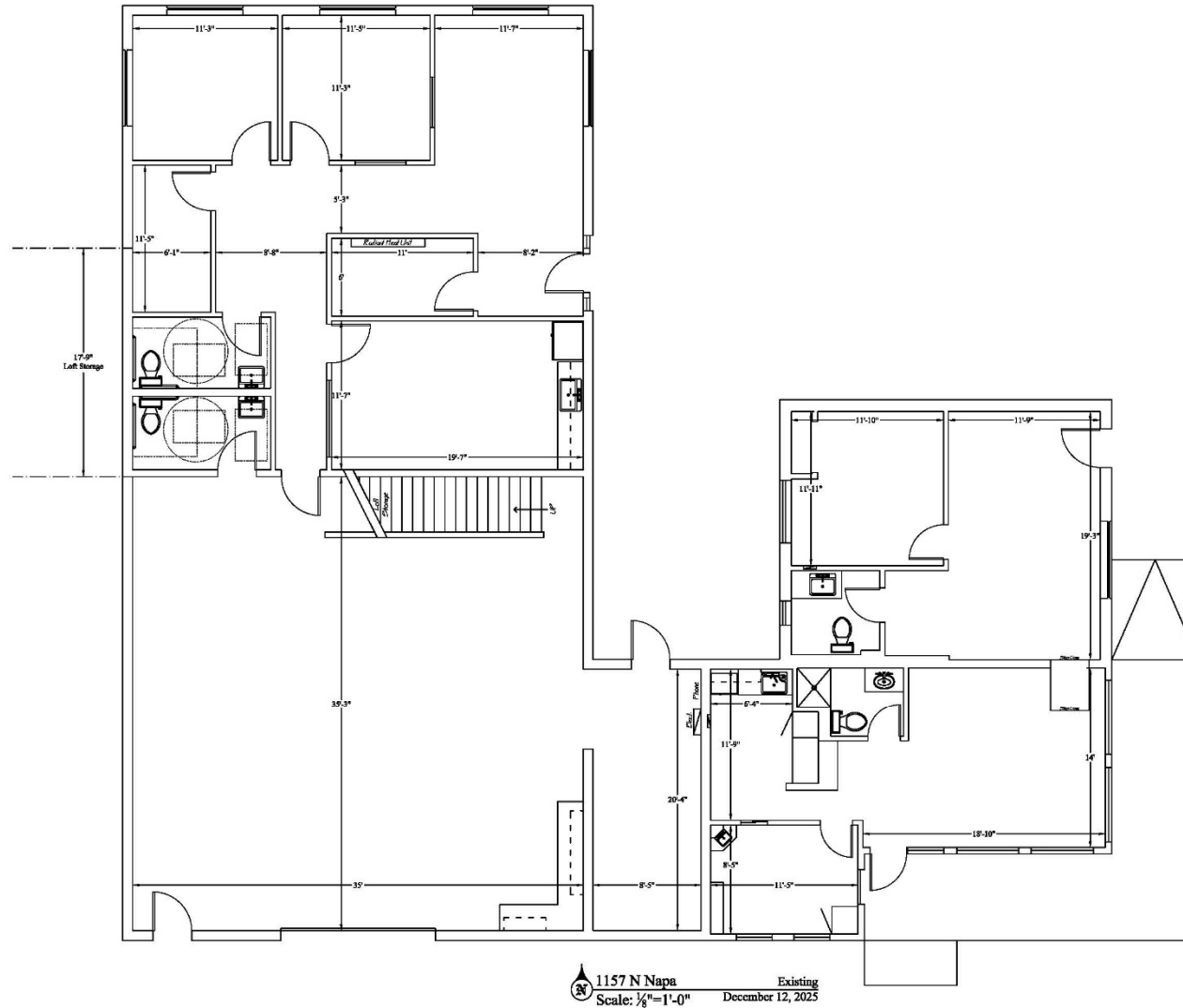
[www.sdsrealty.com](http://www.sdsrealty.com)

SDS REALTY INC 108 N WASHINGTON #600, SPOKANE WA. 99201

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.



**Levi McCormick:**  
**O: 509.462.9306**  
**levi@sdsrealty.com**



[www.sdsrealty.com](http://www.sdsrealty.com)

SDS REALTY INC 108 N WASHINGTON #600, SPOKANE WA. 99201

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.

# For Sale or Lease

Carlos Herrera  
C: 509.714.2593  
Carlos@sdsrealty.com

Levi McCormick:  
O: 509.462.9306  
levi@sdsrealty.com



[www.sdsrealty.com](http://www.sdsrealty.com)

SDS REALTY INC 108 N WASHINGTON #600, SPOKANE WA. 99201

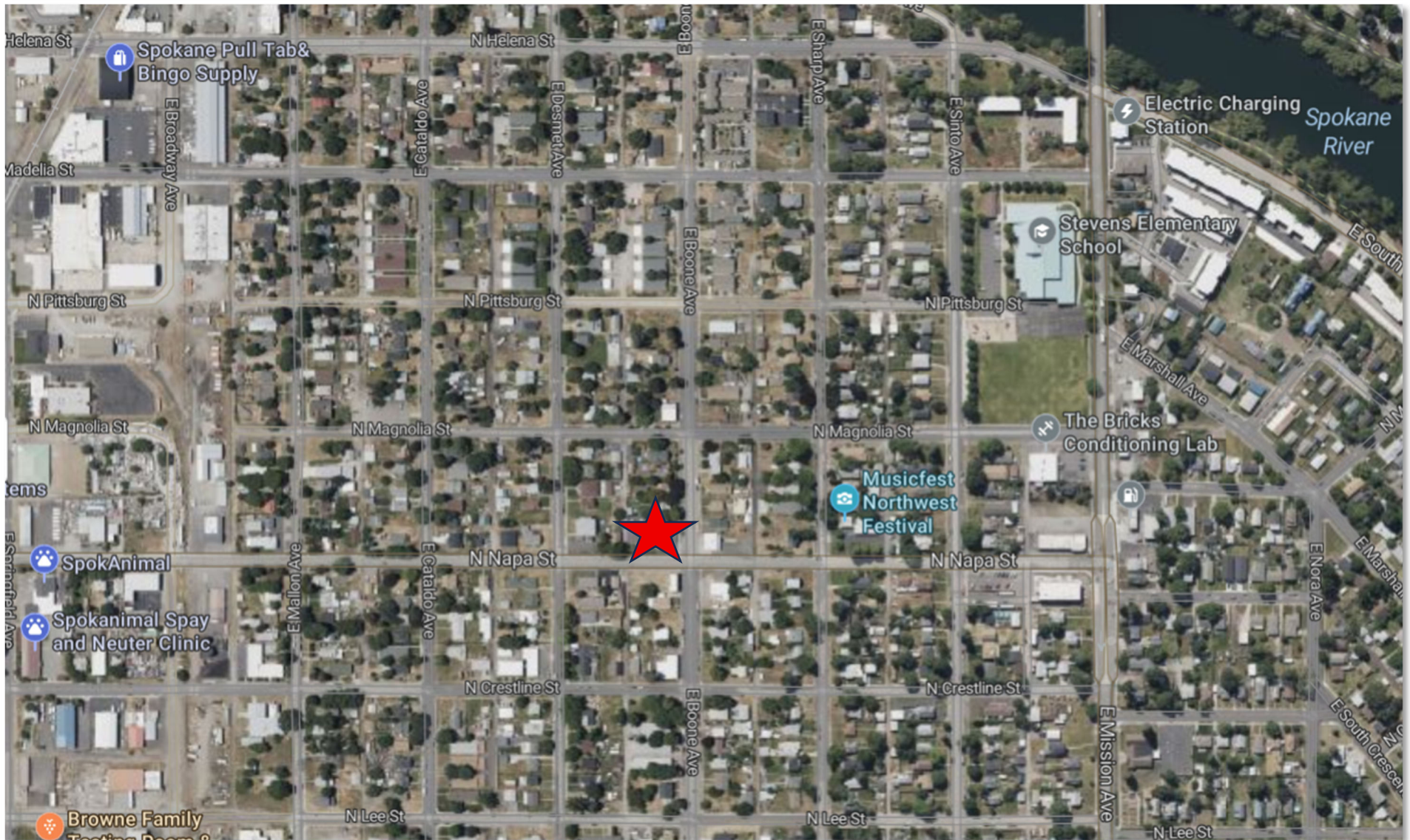
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.



# For Sale or Lease

Carlos Herrera  
C: 509.714.2593  
Carlos@sdsrealty.com

Levi McCormick:  
O: 509.462.9306  
levi@sdsrealty.com



[www.sdsrealty.com](http://www.sdsrealty.com)

SDS REALTY INC 108 N WASHINGTON #600, SPOKANE WA. 99201

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.