

FOR SALE

Sale Price Reduced

WAREHOUSE / SHOWROOM FOR SALE

213 E. Ermina Avenue
Spokane, WA 99207

| | | |
|----------------------|--|---|
| LOCATION: | Only minutes northeast of City of Spokane's Central Business district on the north side of Ermina, just east of Division and Ruby. | |
| SITE: | ±23,400 SF; parcel number 35083.3212 | |
| ZONING: | City of Spokane GC-70, General Commercial | |
| IMPROVEMENTS: | 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 |
| SALE PRICE: | \$2,120,000.00 | \$1,950,000.00 |

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

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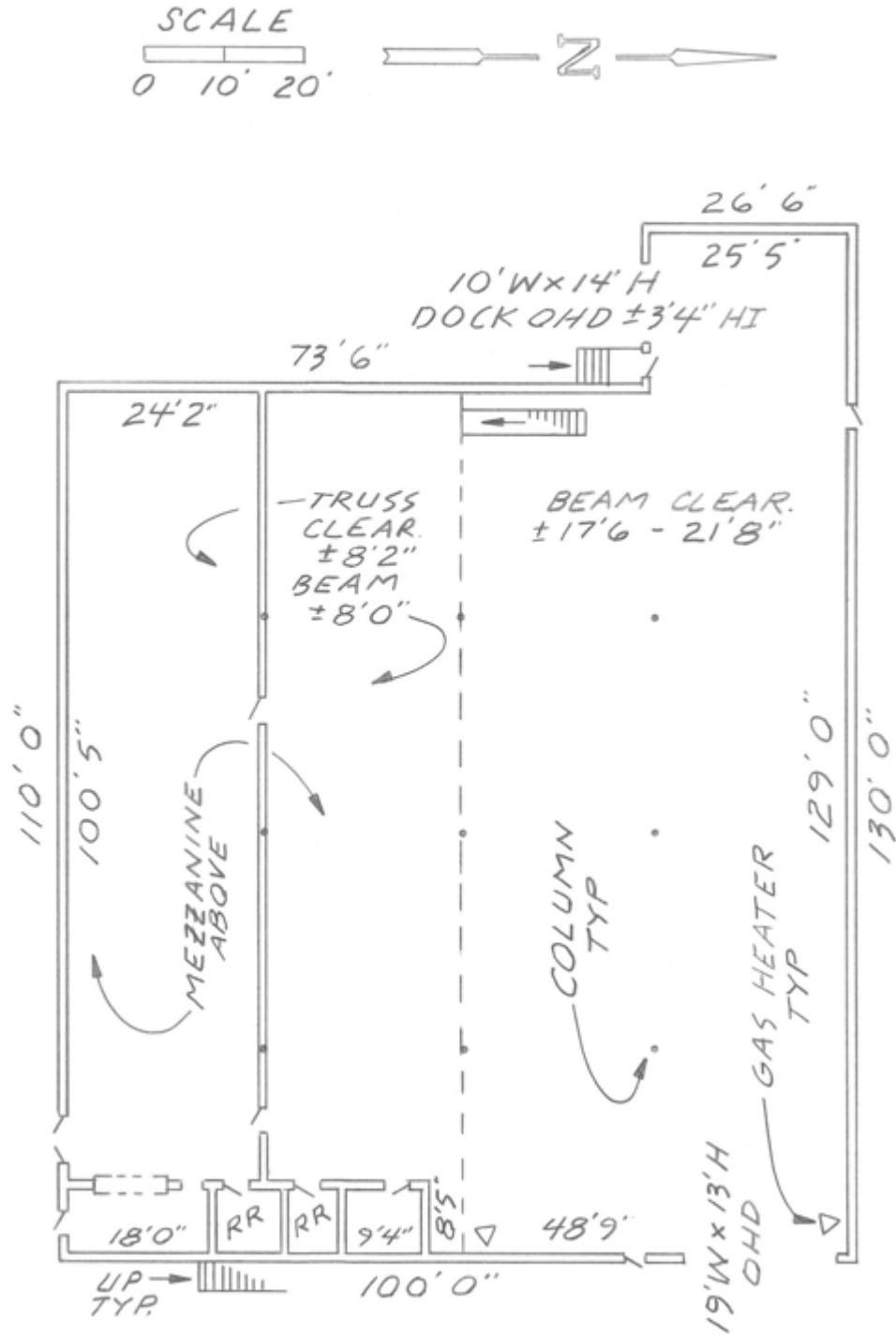
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HAGOOD**

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FLOOR PLAN

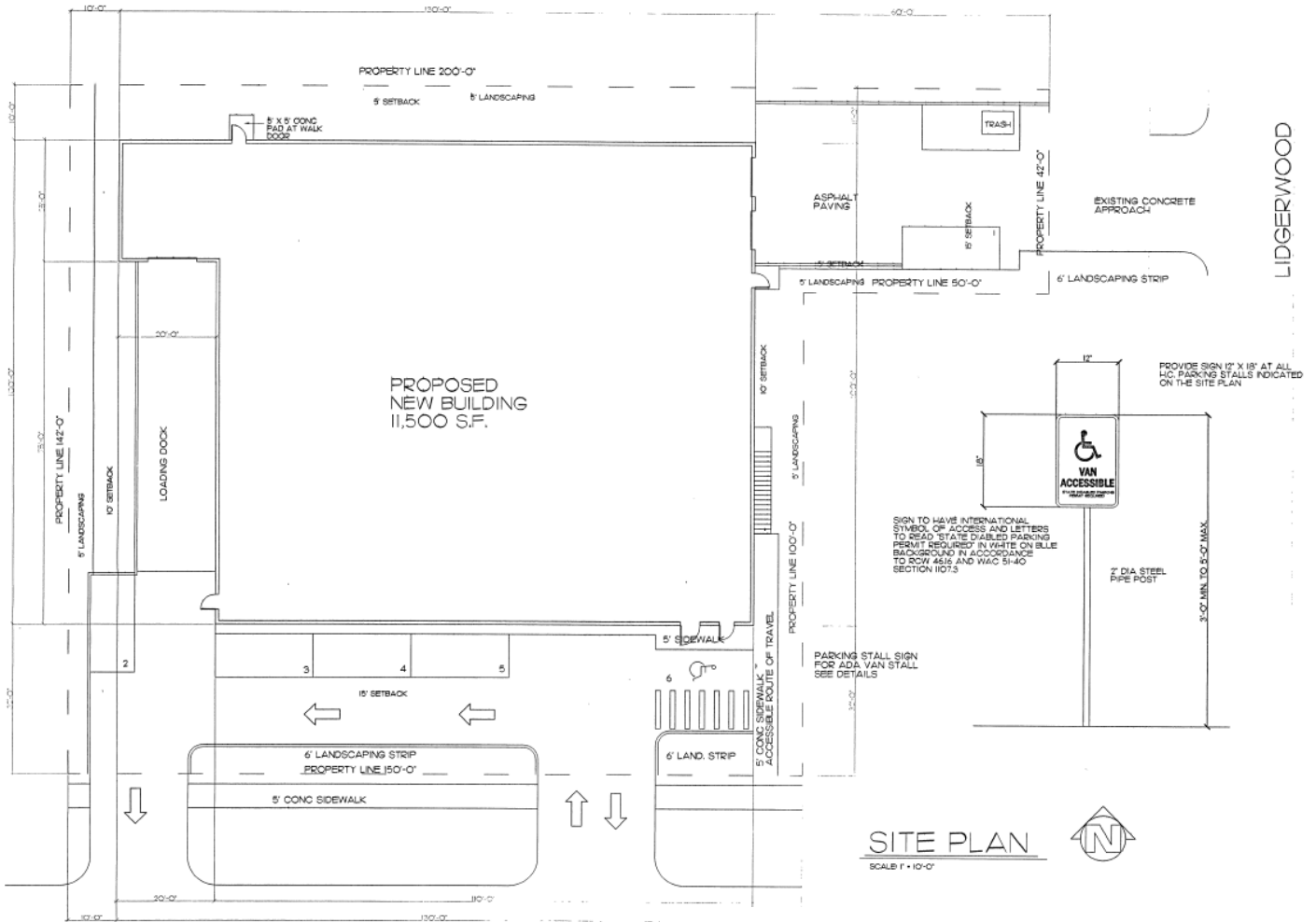
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SITE PLAN

213 E. Ermina Ave.
Spokane, WA 99207



SITE PLAN

SCALE 1" = 10'-0"

| | | | |
|--|--|--|-----------------------|
| | | PROJECT: NATIONAL FURNITURE WAREHOUSE E. 213 ERMINA, SPOKANE, WA. | DATE: MAR. 8, 2004 |
| | | CONTRACTOR: SPOKANE STRUCTURES INC N. 510 MULLAN RD. SPOKANE VALLEY, WA. | DRAWN BY: JOE STOY |
| MCKEN DRAFTING SERVICES RESIDENTIAL AND COMMERCIAL 304-6447 JOE STOY | | DRAWINGS: SITE PLAN | SCALE: 1" = 10'-0" |
| | | | REVISIONS: |

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