

7517 W 47th Avenue
Spokane, WA 99224

Industrial Warehouse For Sale/Lease



Presented By:

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LT REAL
ESTATE

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902 W Garland Avenue

Property Highlights

- New Construction Shell Building Ready for Immediate Use, Designed for Manufacturing and Distribution
- 32' Ceiling Height (28' on Sides, 32' at Pitch) Suitable for Various Uses and Heavy Equipment
- 8" - 9" Thick Concrete Floor, 16 Drains (Every 20'), and 3-Phase Power
- Flexible Design with One Ground-Level Door (Additional Doors can be Added) and Ample Space for Future Modifications
- Close Proximity to Major Transportation Routes, Ensuring Convenient Logistics and Distribution
- Adjacent Parcel-1.88 Acres (24042.0214) Also For Sale - \$200,000
- Also Available For Lease at \$9,500/Month/NNN - Contact Broker For Details



Offering Summary

- Sale Price: **\$1,450,000**
- Warehouse SF: 9,500 SF
- Land Size: 1.28 Acres
- Adjacent Land Size: 1.88 Acres
- Year Built: 2023
- Parcel #s: 24042.0245

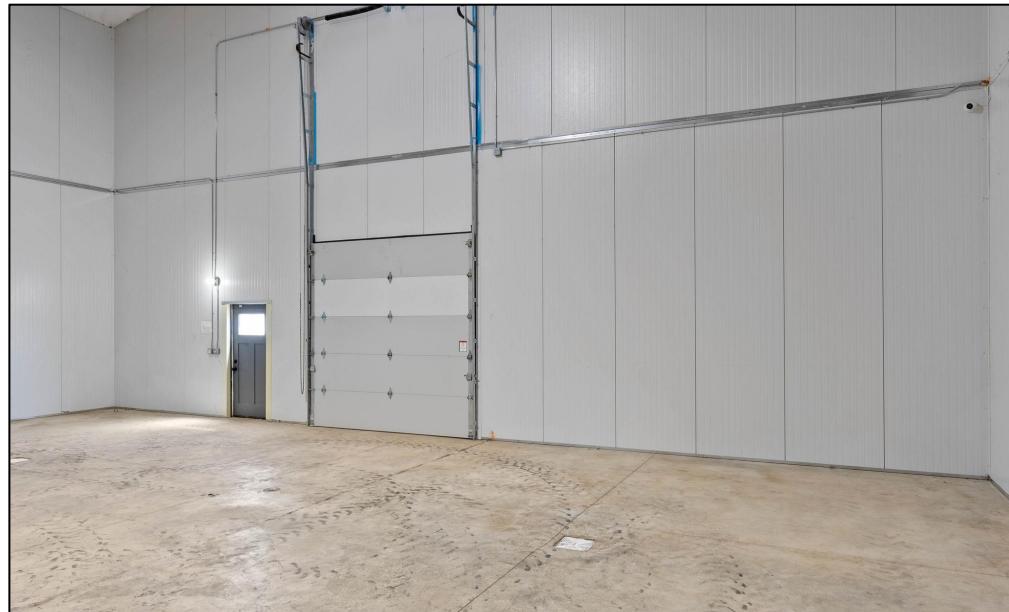
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.

