

FOR SALE



LEASED OFFICE / WAREHOUSE & FENCED YARD | 3804 E. Ferry Ave., Spokane, WA 99202

LOCATION:	Great central location between Freya and Havana. This facility offers good access to I-90 and is just minutes from the Central Business District and Spokane Valley.		
SITE:	±75,000 SF fenced site; parcel #35154.2701		
ZONING:	City of Spokane HI, Heavy Industrial		
IMPROVEMENTS:	Footprint Area:	±7,377 SF in two buildings	
	Office Building:	±1,785 SF	
	Warehouse Building:	±5,592 SF	
	Heat:	Office Area:	Electric
		Warehouse Area:	Gas fired unit heaters
	Grade-level Overhead Doors:	Three (3), 2-12'W x 14'H & 1-20'W x 14'10" H	
	Dock High Loading:	Exterior gravel ramp, 4' H	
	Clearance Height:	±13'10" to 20'8"	
	Sewer & Water:	City of Spokane	
	Construction Type:	Concrete block and metal	
	Age:	1952	
LEASE INFO:	Leased to United Natural Foods through March 31,2027 for \$5,628/Mo/NNN; (2) 3-year options; In the event tenant extends the lease, Buyer will assume the lease commission obligation to Kiemle Hagood of 6% of the base rents through March 31, 2031		
SALE PRICE:	\$1,150,000.00		

KIEMLE
HAGOOD

Mark Lucas, SIOR |

509.755.7524

mlucas@kiemlehagood.com

Tracy Lucas |

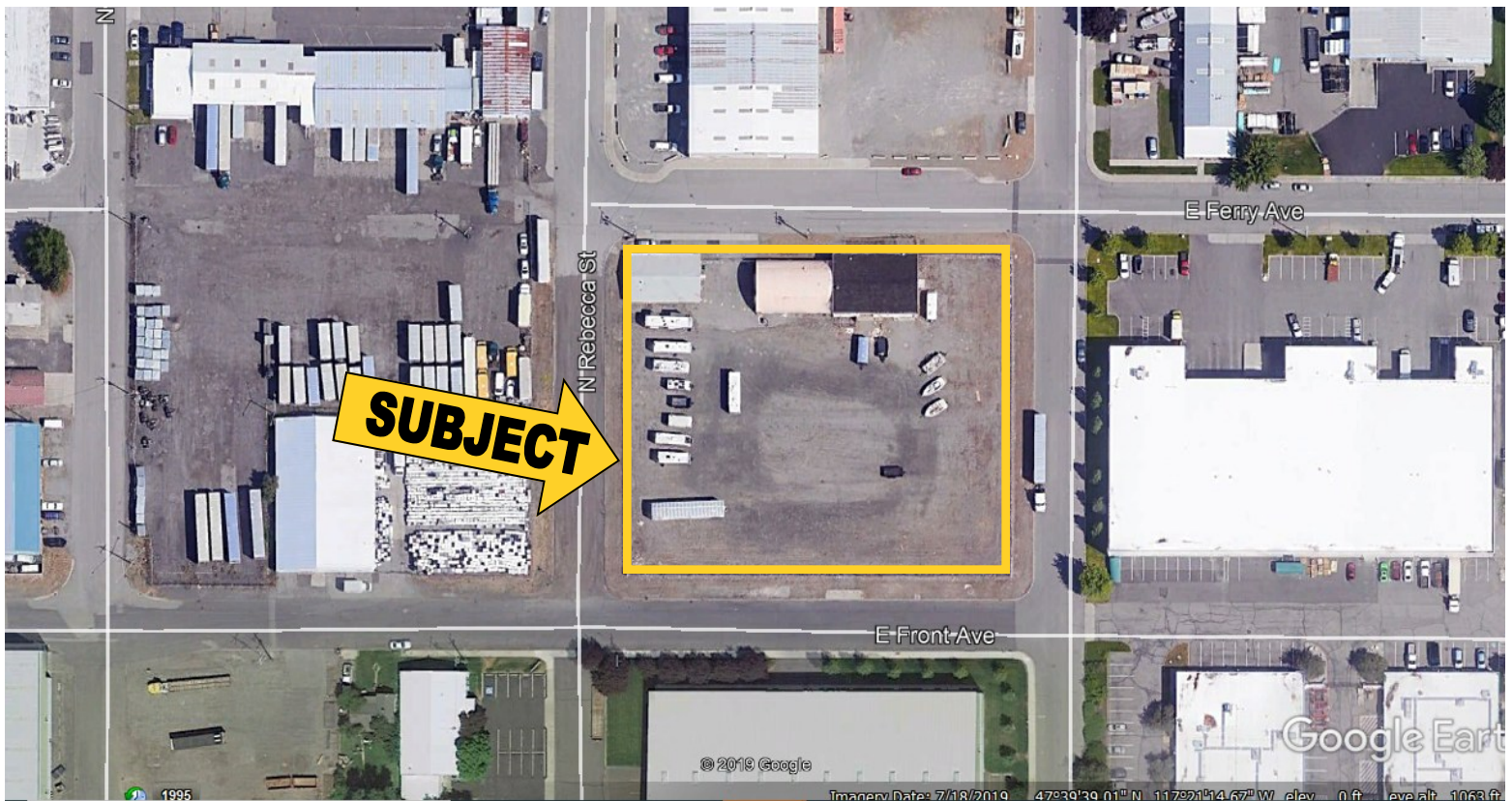
509.755.7558

tracyl@kiemlehagood.com

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 12/31/25/
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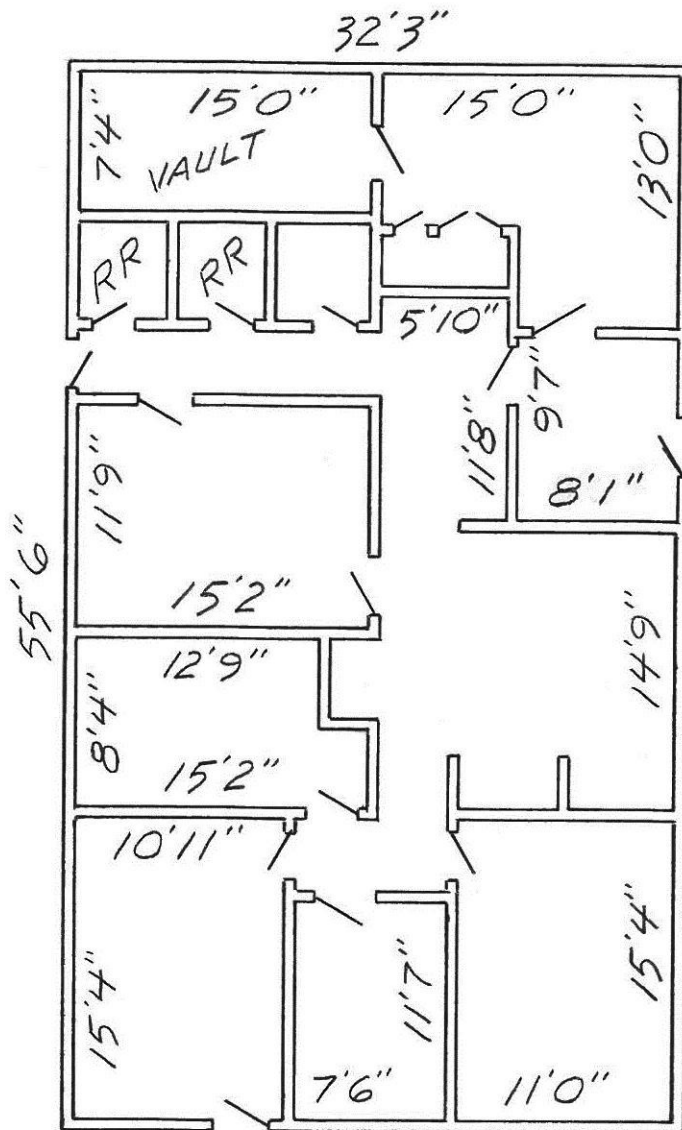
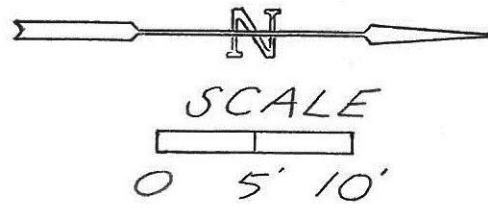
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FLOOR PLAN

3804 E. Ferry Ave., Spokane, WA 99202

OFFICE BUILDING



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Tracy Lucas | 509.755.7558 or tracyl@kiemlehaagood.com

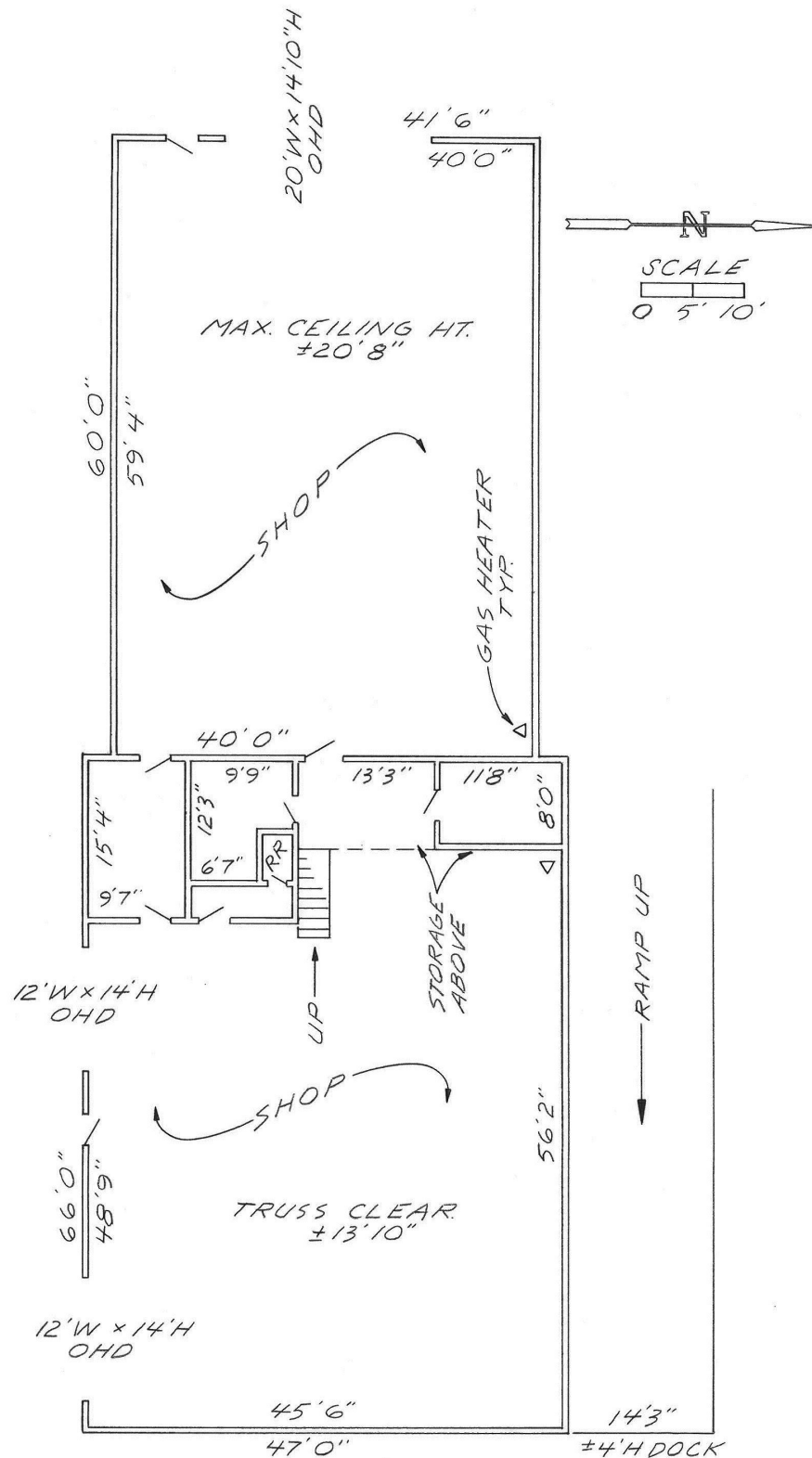
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WAREHOUSE BUILDING

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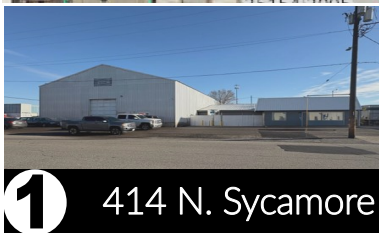
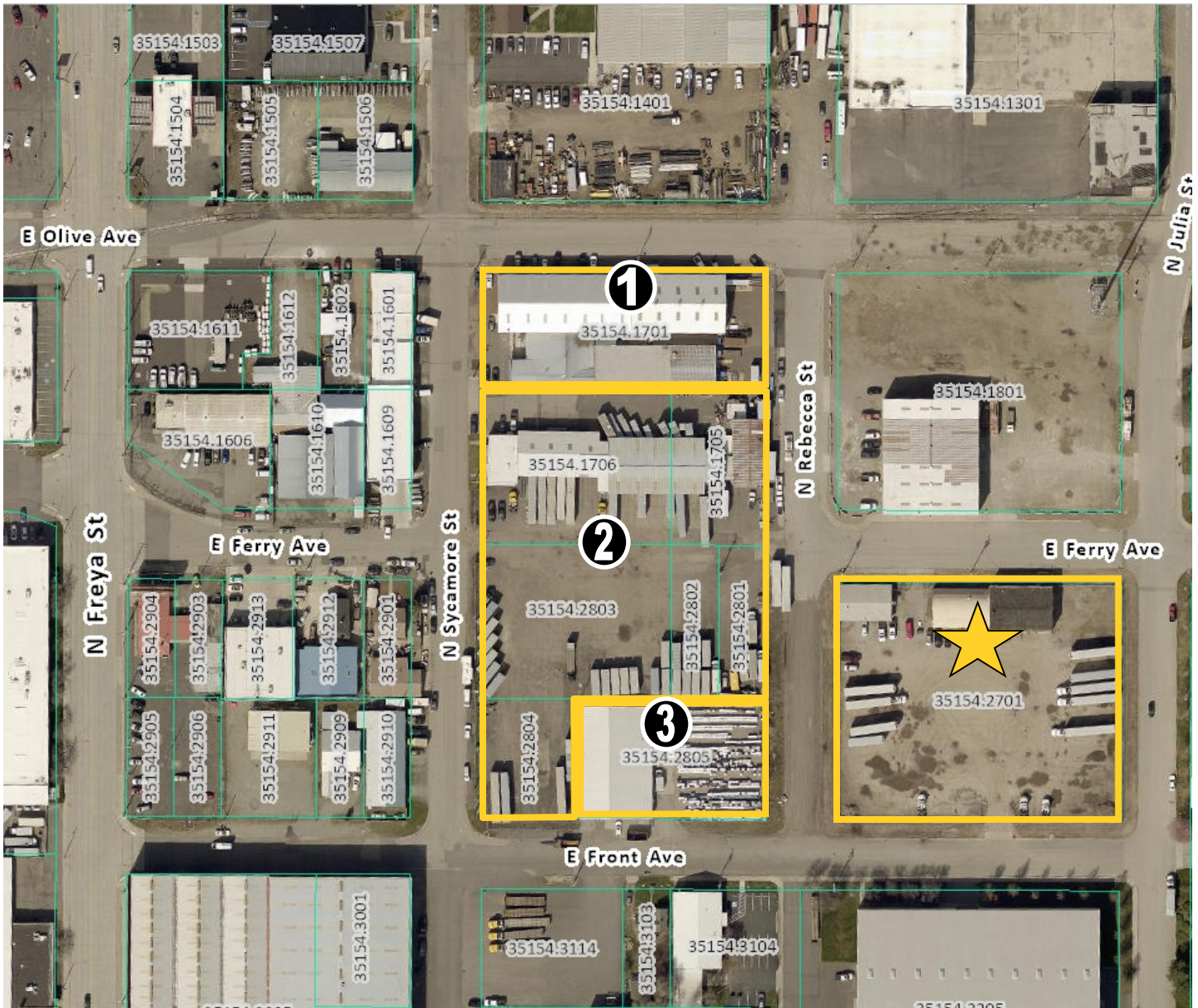
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Neighboring Parcels FOR SALE

3804 E. Ferry Ave., Spokane, WA 99202



1 414 N. Sycamore

- Building Area: ±26,143 SF
- Site Size: ±37,500 SF
- Parcel: 35154.1701
- Sale Price: \$1,850,000
- Leased to Valley Ford Metal Crafters through January 31, 2028



2 408 N. Sycamore

- Building Area: ± 12,565 SF
- Site Size: ± 97,500 SF
- Parcel: 35154.1706, .1705, .2801-.2804
- Sale Price: \$1,675,000
- Leased to ABF Freight through November 30, 2028



3 3719 E. Front

- Building Area: ± 9,044 SF
- Site Size: ± 25,000 SF
- Parcel: 35154.2805
- Sale Price: \$575,000
- Leased to Appliance Parts & Recycling through May 31, 2029