

FOR SALE



LOCATION: Conveniently located just south east of Freya and Broadway. This location provides easy access to I-90, and is only minutes to Spokane Valley and City of Spokane Central Business District.

SITE: A portion of a $\pm 75,000$ SF multi-tenant site; parcel # 35154.1202

ZONING: City of Spokane, HI, Heavy Industrial

IMPROVEMENTS:

Total Available Area:	$\pm 39,360$ SF
Office/Showroom Area:	$\pm 5,300$ SF
Warehouse Area:	$\pm 34,060$ SF
Heat:	Office: HVAC Warehouse: Gas Radiant Heat
Construction Type:	Concrete Tilt
Age:	1980
Sprinklered:	Yes, dry system
Loading:	Dock and grade loading
Water & Sewer:	City of Spokane

LEASE INFO: Leased to Rexel USA Inc. (Platt Electric) through April 30, 2029. Tenant pays \$26,944.03 per month/NNN. Contact Listing Agent for rental details. Tenant has two (2), 5-year options to renew

EXPENSES: Tenant Reimburses Landlord for taxes & insurance. Tenant pays all utilities plus parking lot maintenance. Landlord maintains roof, exterior walls, foundation, underground plumbing & HVAC replacement.

SALE PRICE: \$4,750,000.00

NNN LEASED INVESTMENT

OFFICE SHOWROOM WAREHOUSE

| 3900 E. Alki Ave.,
Spokane, WA 99202

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**KIEMLE
HAGOOD**

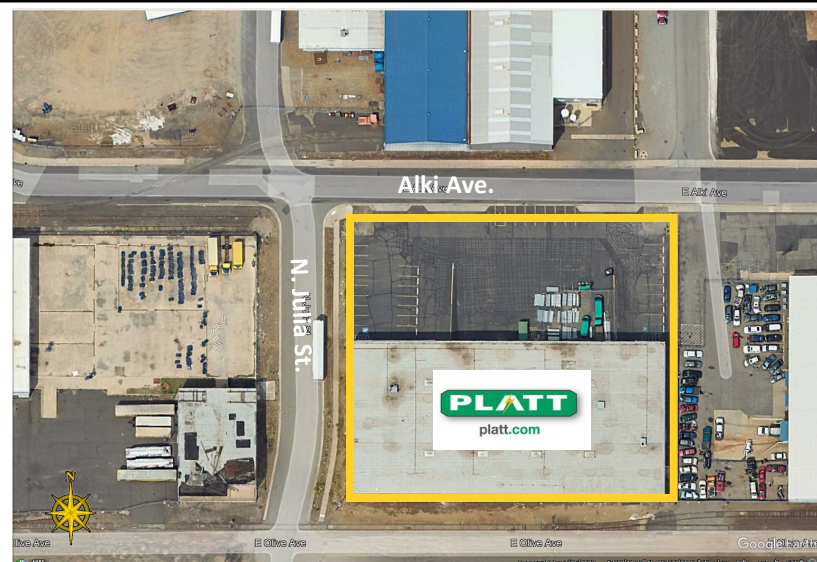
601 W. Main Ave., #400
Spokane, WA 99201

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AERIALS



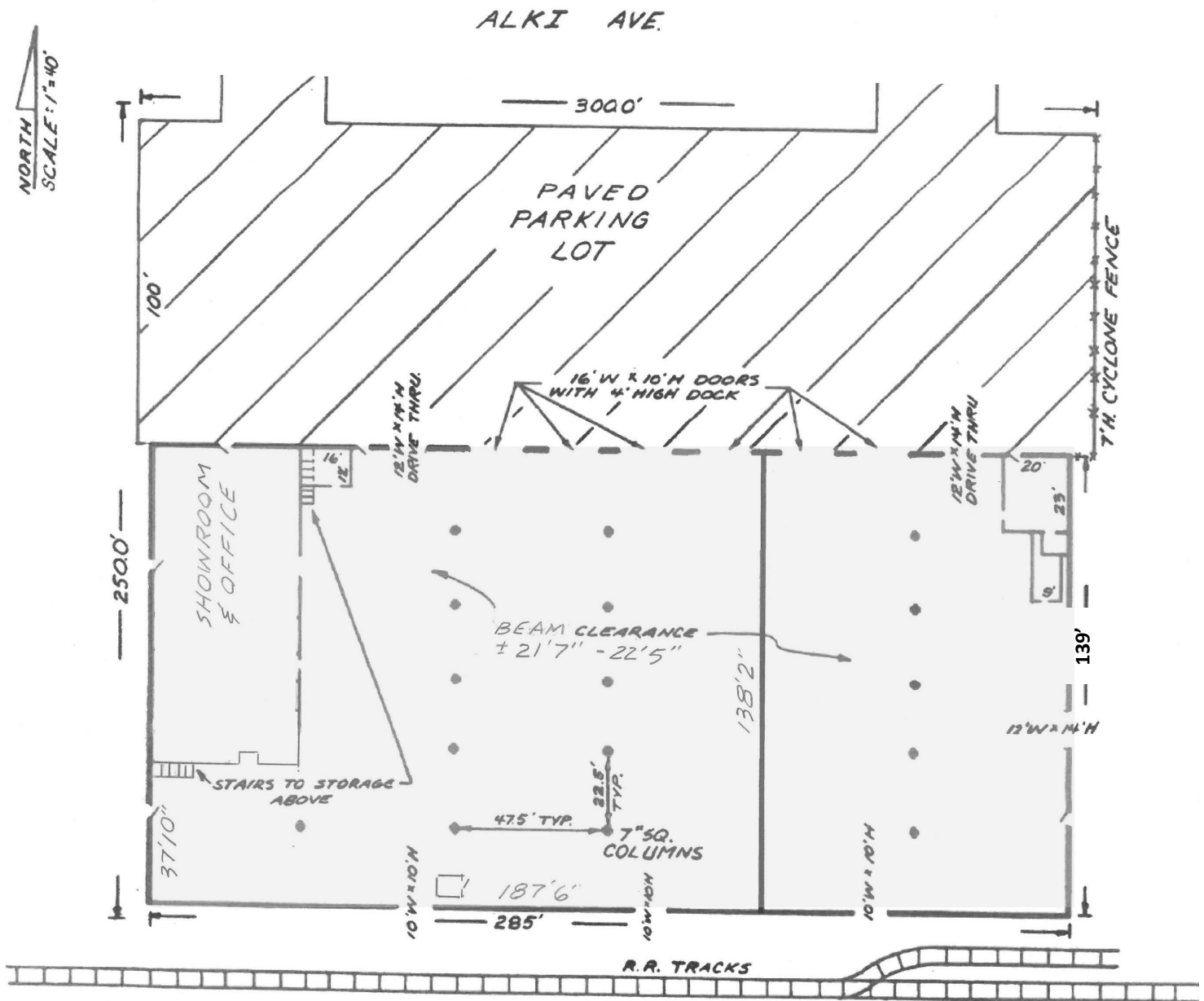
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FLOOR PLAN

3900 E. Alki Ave., Spokane, WA



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