

FOR SALE



LEASED WAREHOUSE & FENCED YARD | 3719 E. Front Ave., Spokane, WA 99202

LOCATION:	Great central location just east of Freya within minutes to I-90, Spokane's Central Business District and Spokane Valley.		
SITE:	±25,000 SF; parcel #35154.2805		
ZONING:	City of Spokane HI, Heavy Industrial		
IMPROVEMENTS:	Footprint Area:	±9,044 SF (119' x 76')	
	Loading:	Grade loading	
	Sewer & Water:	City of Spokane, connection record dated 10/17/1991	
	Construction Type:	Metal siding	
	Age:	1946	
LEASE INFO:	Leased to Appliance Parts & Recycling through May 31, 2026 for \$2,105.87/Month/NNN		
SALE PRICE:	\$575,000.00		

**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. 01/12/26/tp J:\BROKERS\LUCAS DOCS\FLYERS\Front E. 3719.PUB



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Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemleahagood.com

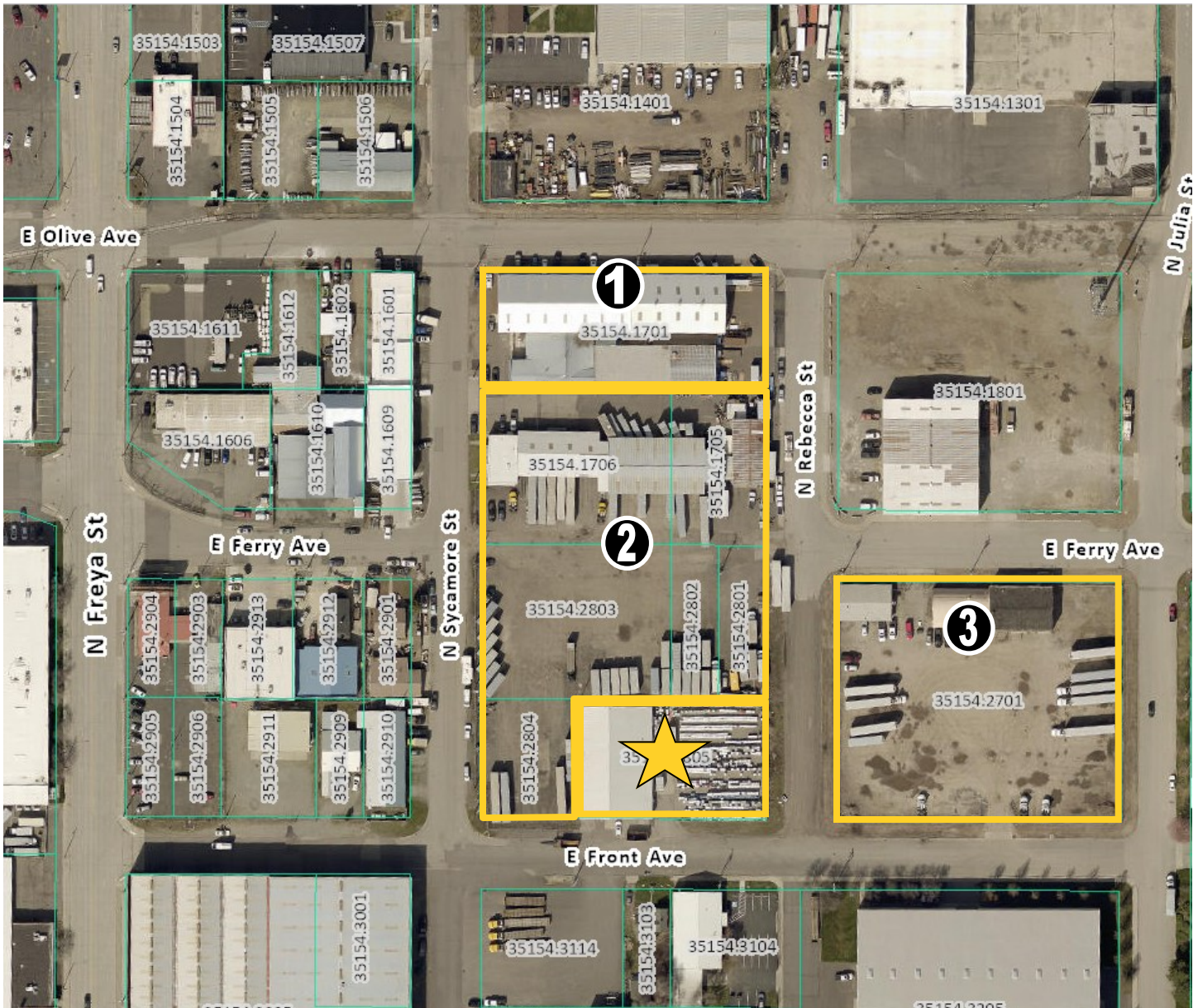
Tracy Lucas | 509.755.7558 or tracyl@kiemleahagood.com

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Neighboring Parcels FOR SALE

3719 E. Front 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 3804 E. Ferry

- Building Area: ±7,377 SF
- Site Size: ±75,000 SF
- Parcel: 35154.2701
- Sale Price: \$1,150,000
- Leased to United Natural Foods through March 31, 2027