

For Sale
U-District Warehouse & Office

NAIBlack



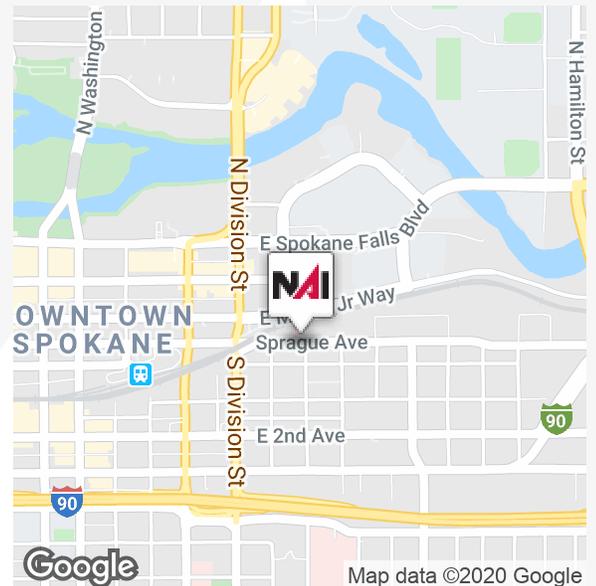
130 E Sprague Avenue

Spokane, Washington 99202

Property Description

- Improvements: 6,420 SF+/-
 - Whse 1: 3,100 SF+/-
 - 50' X 62' Free Span
 - 14' X 13' OHD.
 - 14'4": Clear Height.
 - Slab on Grade.
 - 200 Amp, 240 Volt, 3-Phse Power.
 - Whse 2: 960 SF+/-
 - 30' X 32' Free Span.
 - 16' X 10' OHD.
 - 10' Clear Height.
 - Slab on Grade.
 - Office (2 floors, completely remodeled): 2,000 SF+/-.
 - Large Reception & Lobby.
 - 4 Private Offices.
 - Administrative/Work Room.
 - 2 Restrooms.
 - Kitchenette.
 - Open Storage Warehouse: 360 SF+/-.
- Land: 16,055 SF (0.37 acres).
 - Fenced & Secured Yard: 9,540 SF+/-.
 - Secures warehouses as well.
 - Two Access Gates (Cowley St. and First Ave.).
- Location: SEC of Sprague Ave. & Cowley St.
 - Center of the University and Medical Districts.
 - 3-blocks west of the U-District Bridge and the new 199,000 SF Catalyst Building and Self-sustaining energy plant.
 - 2-blocks east of Division St. (heaviest traveled arterial in Spokane), and just a few more from Downtown.
- Parcel No.: 35202.0606
- Zoning: GC-150 (General Commercial up to 150' building height).

Sale Price: \$850,000



For more information

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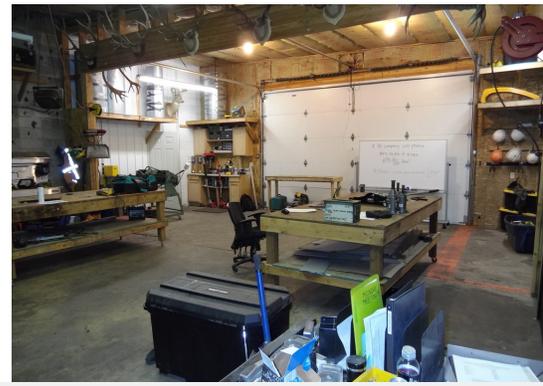
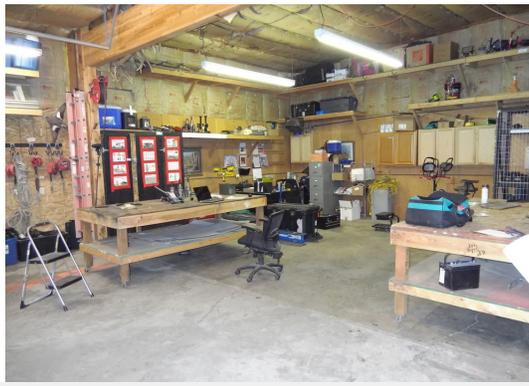
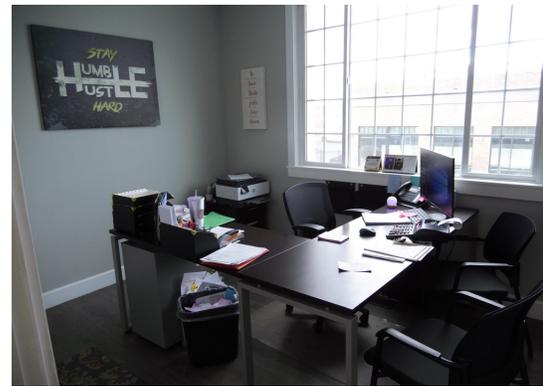
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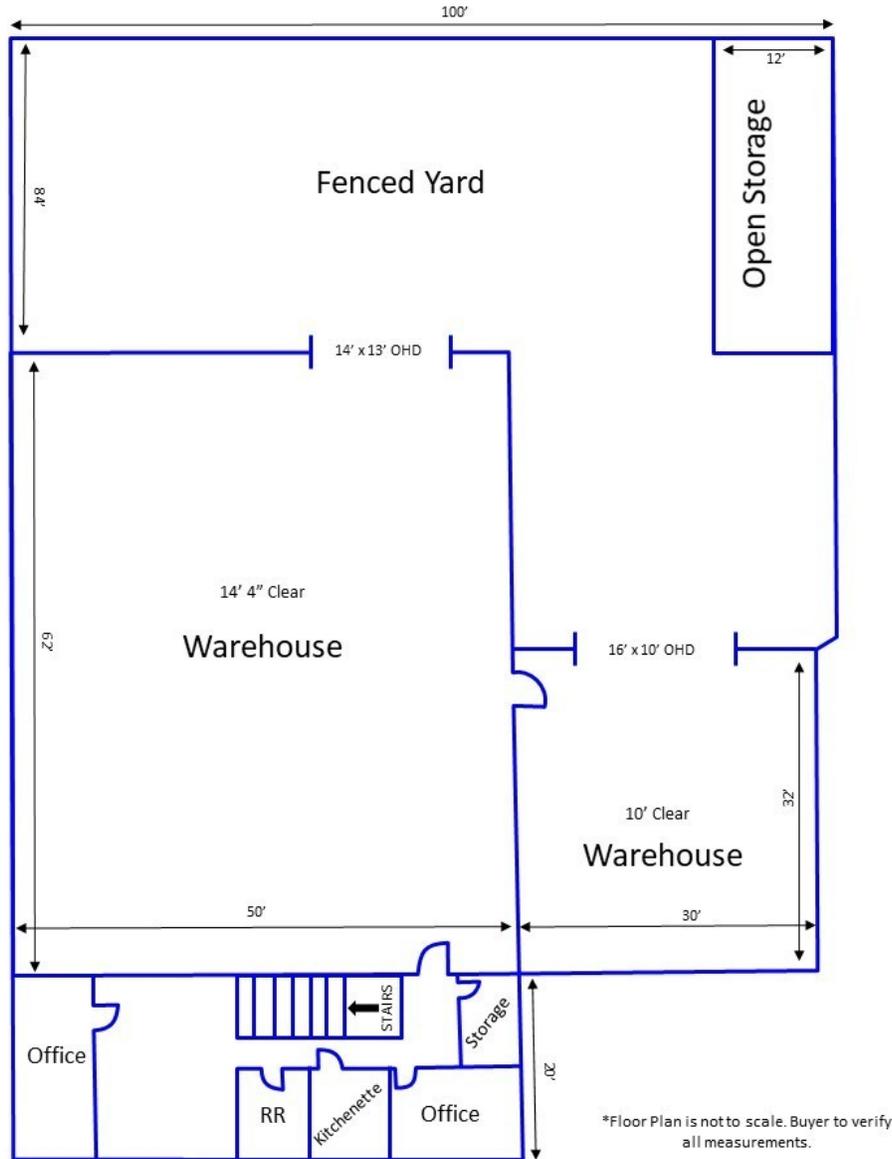
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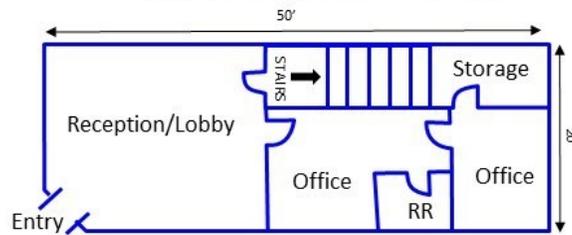
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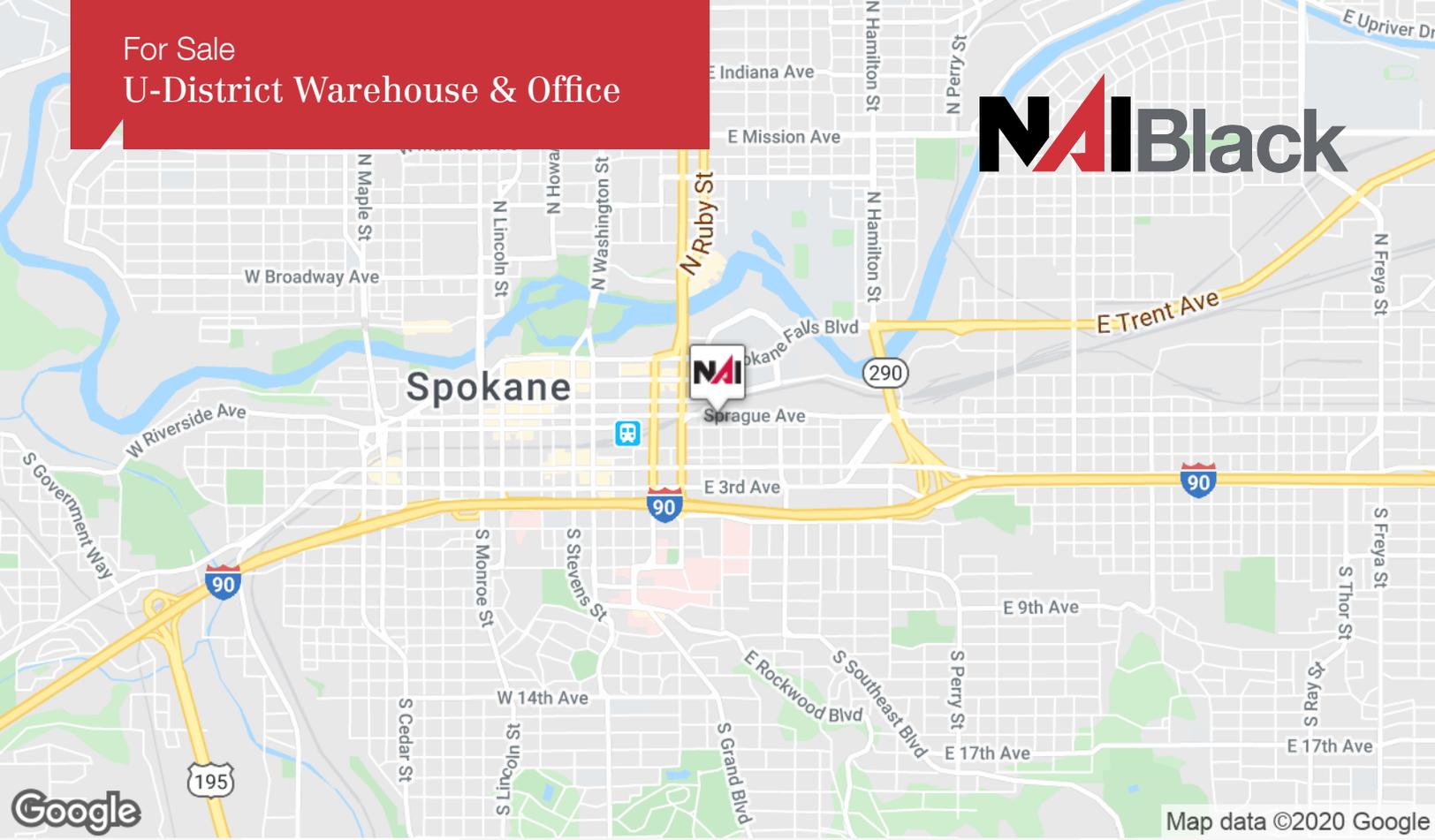
1st Avenue Street Level



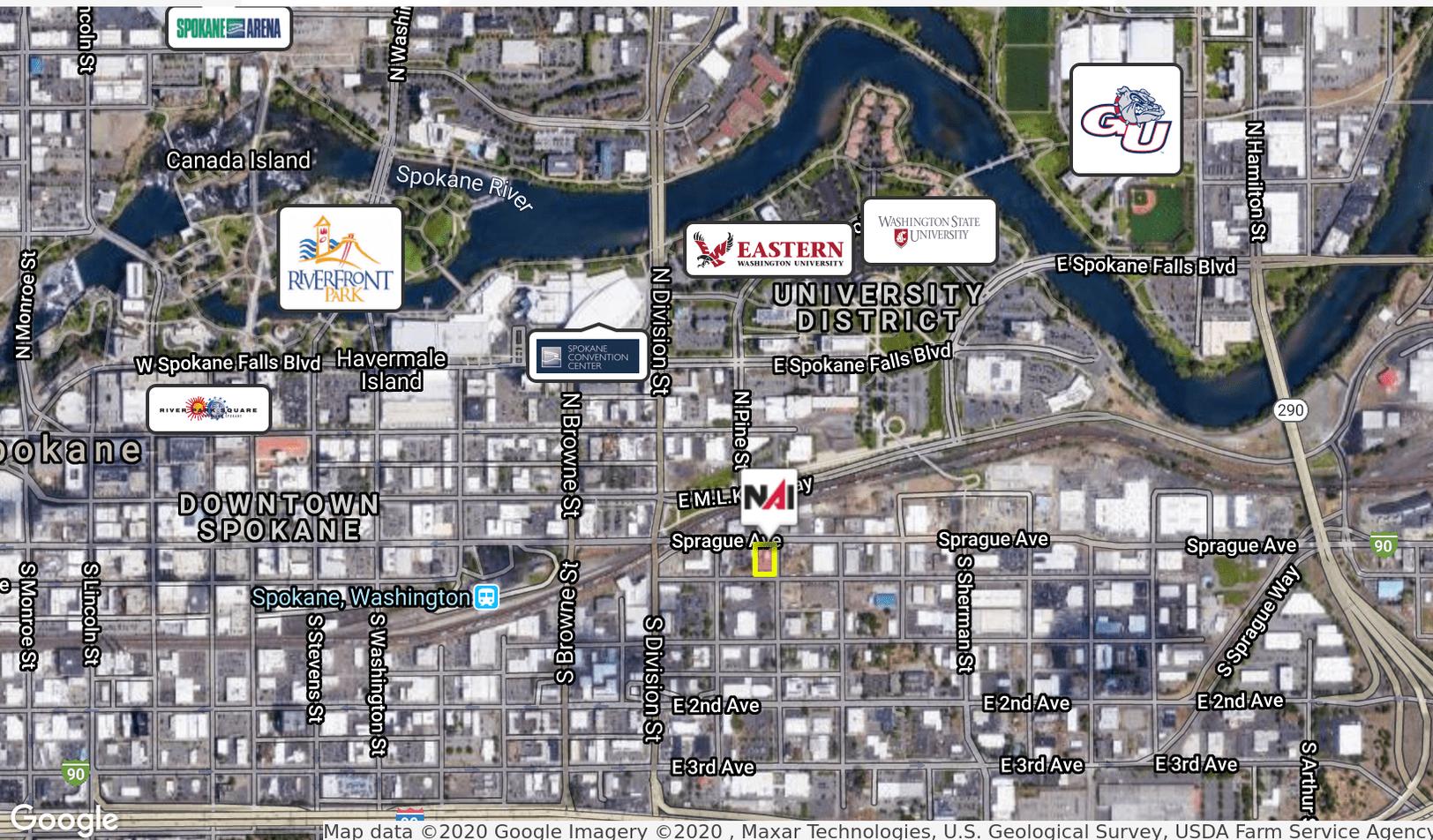
Sprague Avenue Street Level



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