7517 W 47th Avenue

Spokane, WA 99224

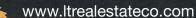
Industrial Warehouse For Sale/Lease

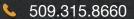


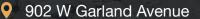
Presented By:

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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 (24042.0214) Also For Sale -\$200,000
- Also Available For Lease at \$9,500/Month/NNN Contact Broker For Details



Offering Summary

• Sale Price: **\$1,600,000**

Warehouse SF: 9,500 SF

Land Size: 1.28 Acres

Adjacent Land Size: 1.88 Acres

Year Built: 2023

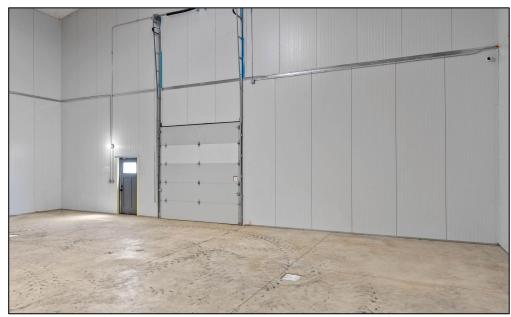
Parcel #s: 24042.0245

PHOTOS









PHOTOS









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