

For Sale & Lease

# Industrial Space

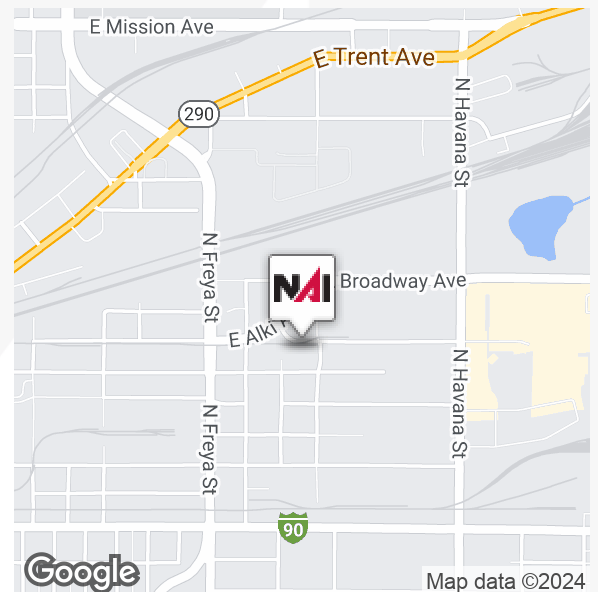


## 3857 E Olive Ave

Spokane, Washington 99202

### Property Description

Cold Storage Building: 16,266 SF +/-  
3 Evaporators - (ammonia system), demisable for refrigeration or freezer  
Year Built: 2010  
Sprinklered  
Ceiling Height: 21'  
Floor: 6" slab over 6" of insulation  
Multiple dock high doors, 1 grade level door with ramp  
Dry Storage Building: 6,090 SF  
Land Size: 1.94 Acres  
Zoning: Heavy Industrial



**Sale Price: \$2,700,000**

**Lease Rate: \$13.00 SF/yr (NNN)**

For more information

**James Black III, CCIM**

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