

Spokane Valley secured warehouse/retail/ service center



11809 E Sprague, Bldg C, Spokane Valley, WA 99206

Listing ID: 29979284
Status: Active
Property Type: Retail-Commercial For Lease
Retail-Commercial Type: Car Wash, Free-Standing Building
Contiguous Space: 3,530 SF
Total Available: 3,530 SF
Lease Rate: \$2,500 (Monthly)
Unit Price: \$8.50 PSF (Annual)
Base Monthly Rent: \$2,500
Lease Type: Modified Gross
Loading: 3 Doors



Overview/Comments

This building on Sprague Ave was remodeled in 2013 and a new addition added. The steel building is insulated, plumbed for air, gas heat, restroom, sewer hooked up, and a drain trap for detailing work. The facility has been retrofitted as a secure storage area. It has multiple bay and RV doors and a drive through feature. See attachment for an outline of yard area of approximately one half acre also included. The building has access from and signage on Sprague Ave.

This building would be well suited as a secured storage facility, street retail with yard and bay as showroom, auto mechanical/detail, or as a secured service center. The Landlord is installing new lighting, maintains the common areas on the parcel, and pays the property taxes. Tenant is responsible for metered utilities and a share of water/sewer services.

More Information Online

<http://www.catylist.com/listing/29979284>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Spokane County	Building Name:	Building C
Tax ID/APN:	45164.0597	Gross Building Area:	3,530 SF
Retail-Commercial Type:	Car Wash, Free-Standing Building, Vehicle Related	Building/Unit Size (RSF):	3,530 SF
Zoning:	CMU	Usable Size (USF):	3,530 SF
		Land Area:	1.24 Acres

Available Space

Suite/Unit Number:	Building C	Date Available:	08/01/2016
Suite Floor/Level:	Floor	Lease Rate:	\$2,500 (Monthly)
Space Available:	3,530 SF	Lease Type:	Modified Gross
Minimum Divisible:	3,530 SF	Parking Spaces:	10
Maximum Contiguous:	3,530 SF	Rent Escalators:	Other
Space Description:	3,530 divided into two bays each with multiple work stations.	Rent Escalators Description:	3%/yr
Space Type:	New	Rent Concession:	Negotiated

Area & Location

Retail Clientele:	General, Business	Highway Access:	I-90 to SR 27 (Pines Rd), south to Sprague Ave, west to parcel
Property Located Between:	Pines Rd and Bowdish Rds	Airports:	SIA
Property Visibility:	Good	Area Description:	The site is across Sprague from the Opportunity Post Office and next to European Motors.
Largest Nearby Street:	Sprague Ave.		
Feet of Frontage:	165		

Site Description The building is on the backside of the parcel with ingress and egress on Sprague Ave. Signage is available on Sprague Ave together with exterior building space.

Building Related

Tenancy:	Single Tenant	Parking Type:	Structure, Surface
Total Number of Buildings:	3	Parking Description:	exterior yard and interior of building
Number of Stories:	1	Loading Doors:	3
Typical SF / Floor:	3,530 SF	Passenger Elevators:	0
Property Condition:	Excellent	Freight Elevators:	0
Year Renovated:	2013	Sprinklers:	None
Roof Type:	Hip	Heat Type:	Natural Gas
Construction/Siding:	Metal Siding	Heat Source:	Ceiling Units
Exterior Description:	Steel building with metal siding. Paved driveway and gravel parking lot.	Internet Access:	DSL, Satellite
Total Parking Spaces:	30	Interior Description:	Large RV and smaller wash bay in the front and a drying/storage/mechanics room in the rear drive through.
Parking Ratio:	10 (per 1000 SF)		

Land Related

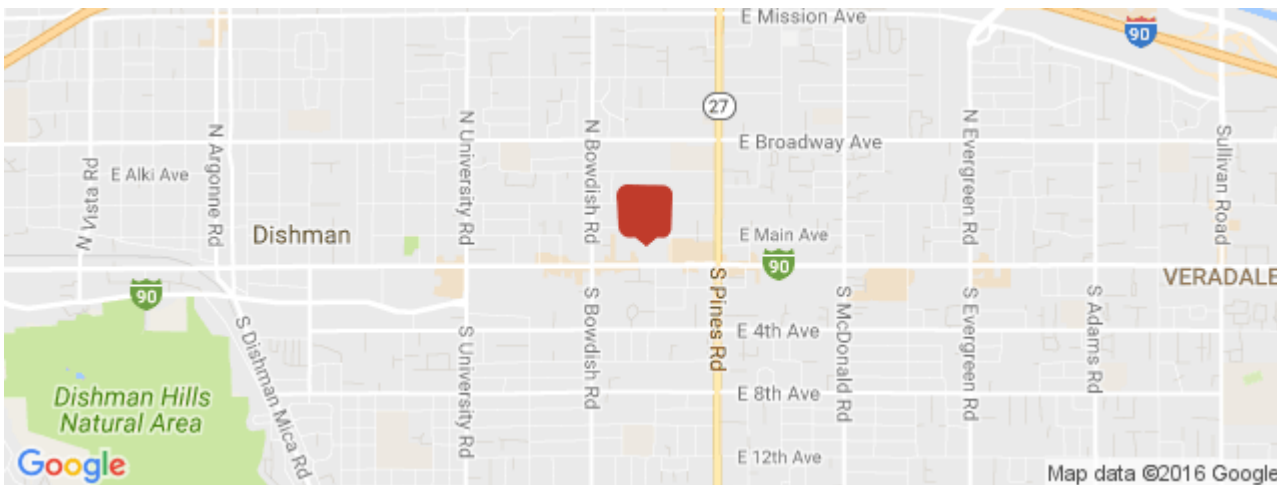
Lot Frontage (Feet):	165	Sewer Type:	Municipal
Lot Depth:	294	Easements:	Ingress/Egress, Utilities
Water Service:	Municipal	Easements Description:	Fire Lane in driveways

Zoning Description CMU is intended to enhance travel options, encourage development of locally serving commercial/retail uses, higher density residential, lodging and offices along major transportation corridors.

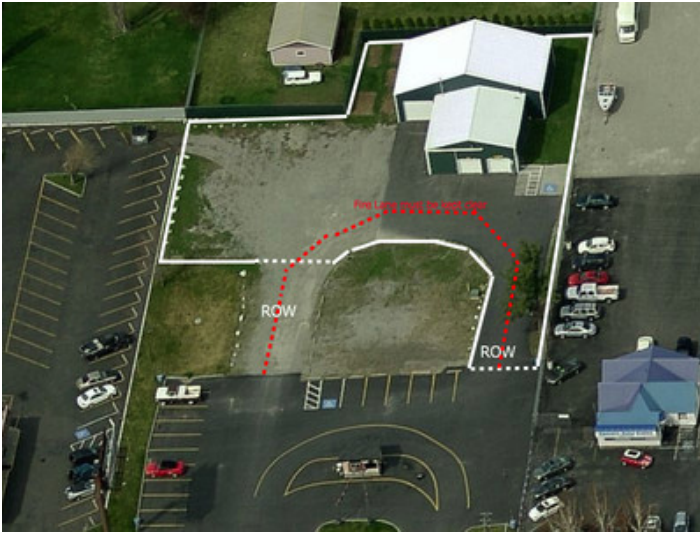
Legal Description OPPORTUNITY SE1/4 16-25-44 PTN BLK 154 DAF: S 350' OF E1/2 EXC BEG AT NE COR SD BLK TH W ALG N LN 261.28' TH SLY TO S LN SD BLK TO A PT 261.2' W OF SE COR SD BLK TH E 261.2' TO SE COR TH N TO POB EXC RR ROW TOG W/ PTN BLK 154 DAF: BEG 163.3' W OF NE COR TO POB TH W 97.98' TH S TO NL OF SCDA & P RR ROW TO PT 261.2' W OF E LN TH E 97.95' TH N TO POB EXC NLY 225' Parcel Number: 45164.0597

Location

Address: 11809 E Sprague, Bldg C, Spokane Valley, WA 99206
 County: Spokane
 MSA: Spokane-Spokane Valley



Property Images



Bldg C lot lines



Rear bay door and restroom in front bay



Detail area



Rear Bay



Front wash bay



Rear bay work stations



Rear Bay with doors open

Property Contacts



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