



FOR SALE

Single Tenant Industrial Bldg

3820 E MAIN AVE

Spokane, WA 99202

PRESENTED BY:

JOHN J. HILLIER

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WA #44909

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,850,000
BUILDING SIZE:	17,300 SF
LOT SIZE:	0.89 Acres 38,768.4 SF
PRICE / SF:	\$107
CAP RATE:	5.19%
NOI:	\$96,000
YEAR BUILT:	1995 Renovated in 2007

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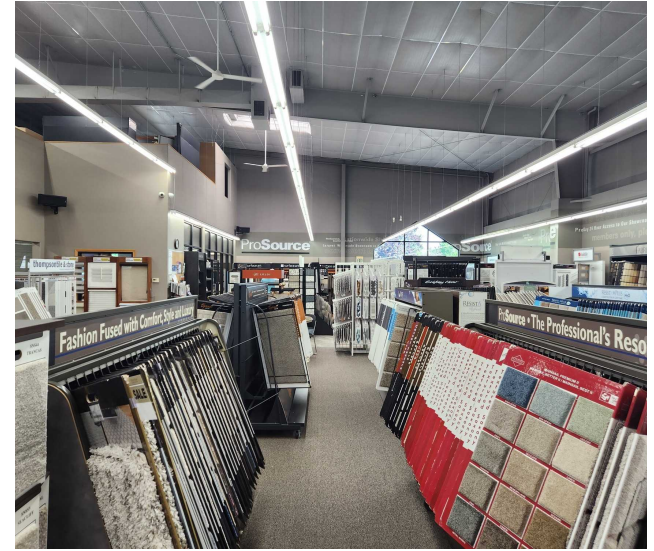
PROPERTY OVERVIEW

This fully leased single-tenant building is located on the SE corner of Main Ave and Julia St in Spokane's central Industrial district. The subject property sits on a 0.89-acre or 38,000-sf site.

PROPERTY HIGHLIGHTS

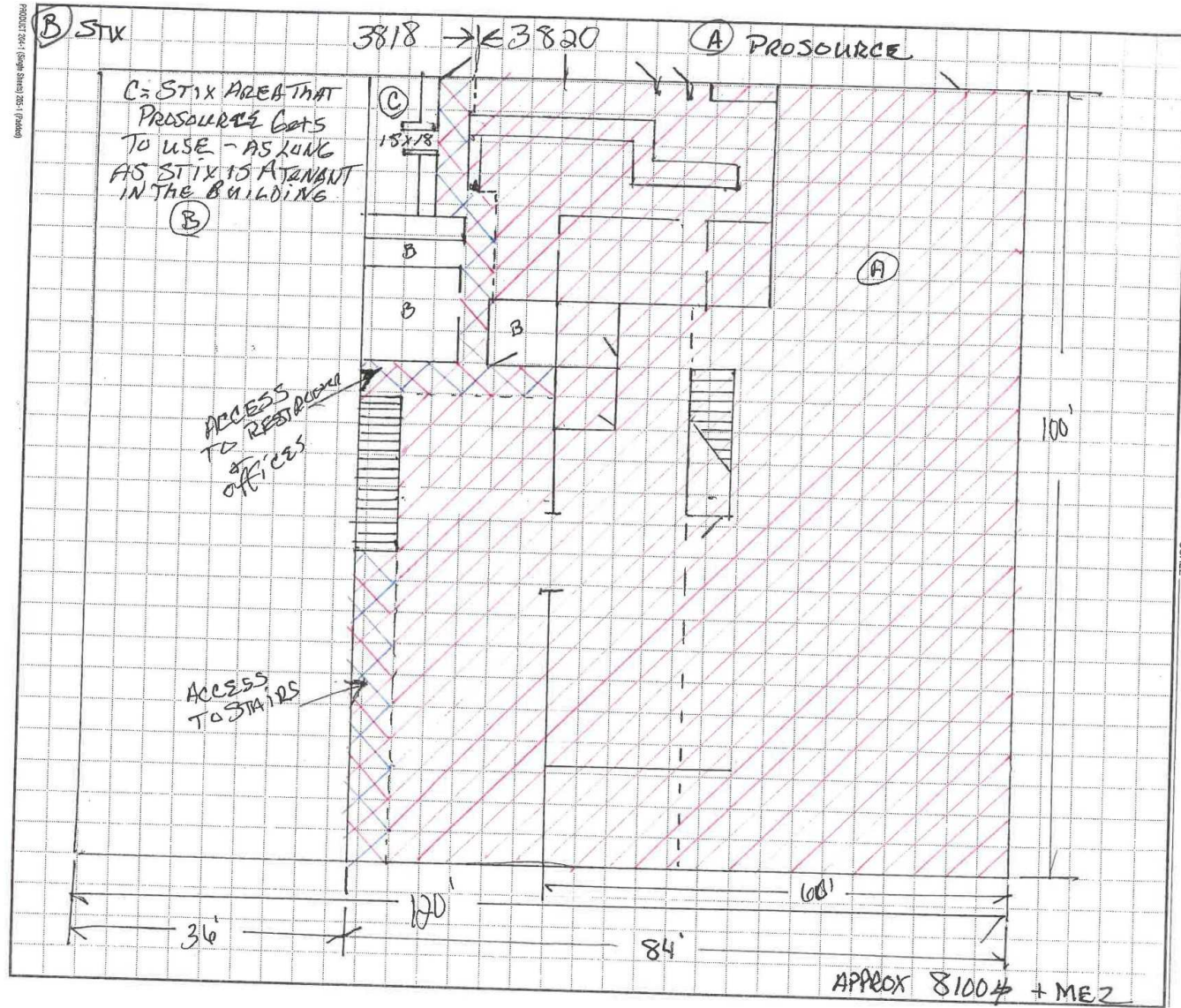
- Building has two levels with a total floor area of 17,300 SF
- Gas-forced HVAC system; three-phase electrical system
- Warehouse has a 20' clear height
- The remaining lease term runs through October 31, 2027 with one ten (10) year option period
- Triple Net (Net Net Net) Lease - 5.19% CAP
- Tenant: ProSource of Spokane is part of the ProSource network with 145 locations that stretch across North America

ADDITIONAL PHOTOS



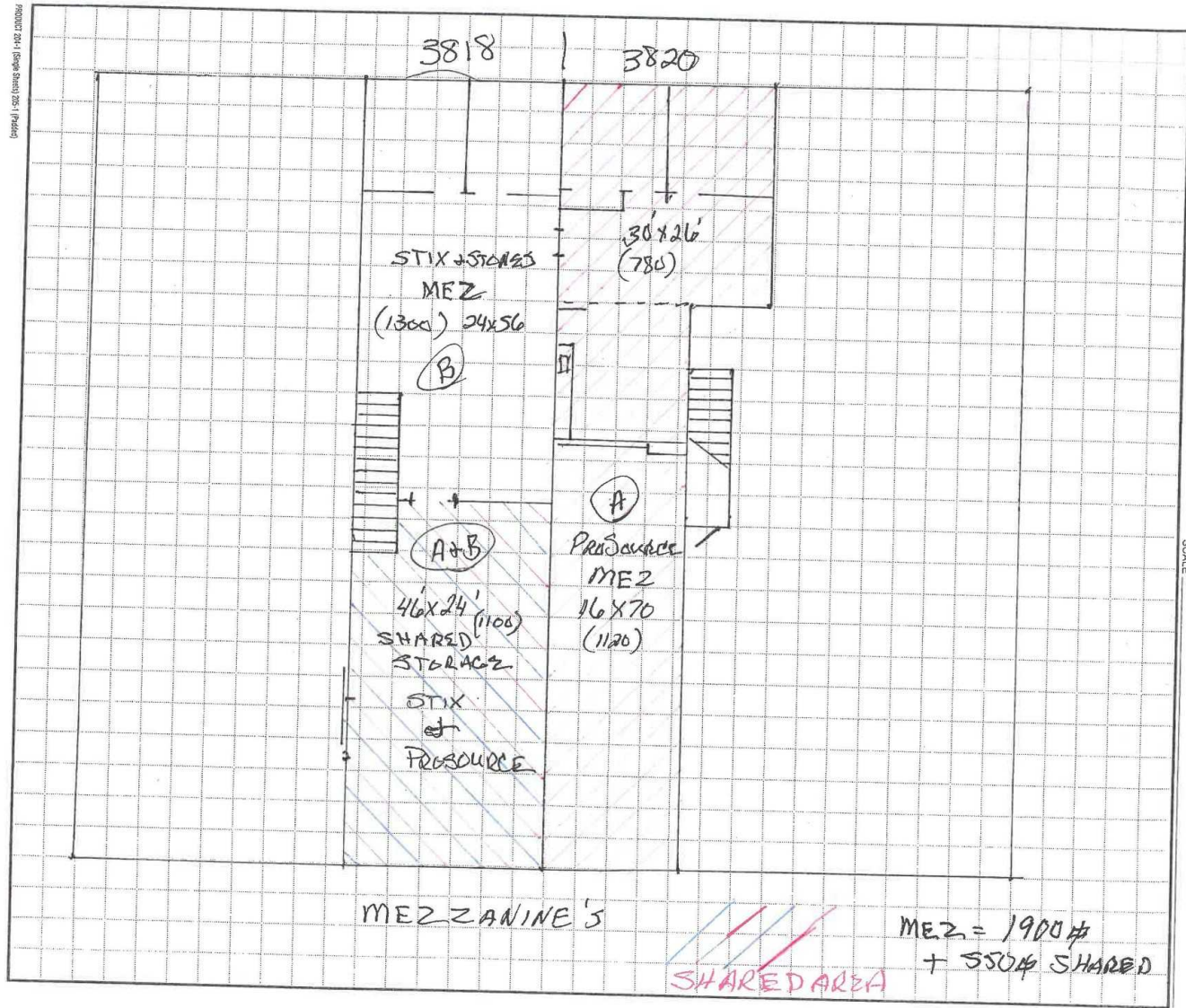
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FLOORPLAN



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MEZZANINE FLOORPLAN



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RETAILER MAP



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ADVISOR BIO



JOHN J. HILLIER

Senior Advisor

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Direct: **509.939.8094**

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PROFESSIONAL BACKGROUND

John J. Hillier currently serves as a Senior Advisor for SVN Cornerstone and has a vast knowledge of Commercial Real Estate Leasing and Sales. He has over twenty eight years of Commercial Real Estate experience.

Over John's impressive career he has negotiated and leased almost 4,000,000 sq. ft. of retail space. He has also leased and participated in the lease negotiating efforts for large anchor space being taken by national and regional, and local tenants for both landlords and tenants. John has also Managed a number of large retail, Industrial and office portfolio's throughout his career consisting of 500,000 to 1,000,000 sq. ft.

John continues his commercial RE career at SVN Cornerstone serving clients from all around the country and right here in Eastern Washington and Northern Idaho.

MEMBERSHIPS

International Council of Shopping Centers (ICSC)

Institute of Real Estate Management (IREM)

Building Owners and Managers Association (BOMA)

The Urban Land Institute (ULI)

SVN | Cornerstone

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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