

# FOR SALE

**OFFICE | WAREHOUSE | FENCED YARD**

707 North Freya Street, Spokane, WA 99202



**SALE PRICE \$1,025,000.00**

**Barb Pielli**  
Commercial Broker  
(509) 714-5071

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COMMERCIAL**

**TOMLINSON**

# DETAILS

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<b>SALE PRICE</b>	<b>\$1,025,000</b>
<b>PARCEL NUMBERS</b>	35153.0302; 35155.0307
<b>ZONING</b>	HI (heavy industrial)
<b>TOTAL BUILDING AREA</b>	±6,416 SF
Building #1:	±1,520 SF
Building #2:	±960 SF
Building #3:	±3,936 SF
<b>LOT SIZE</b>	59,434 SF (1.364 acres)
<b>POWER</b>	240V, 3-Phase

Positioned just north of Sprague Avenue on Freya Street, the property benefits from outstanding visibility on a prominent corner lot with strong daily traffic counts of approximately 30,397 vehicles per day. The exposure is enhanced by two, income producing Lamar billboard signs located on the property.

*\*Please contact Listing Broker for Lamar sign income details*

The site consists of approximately 6,416 SF of total building area across three separate buildings, covered breezeway between building #1 and building #2. Situated on 1.364 acres (59,434 SF) and spanning across two parcels (35153.0302 & 35155.0307), the property is fully fenced with two roll-gate entrances, providing excellent access and security. With three bays, two of which are pass-through, eight grade-level overhead doors, and 3-phase power, this heavy industrial zoned property offers a rare opportunity in a centrally located Industrial corridor.

This property is well-suited for a wide range of heavy industrial and commercial uses, including warehouse and distribution facilities, manufacturing and fabrication operations, equipment sales, storage, and repair services. The site can accommodate contractor yards, construction material storage, industrial service businesses, and wholesale operations. Additional permitted or potential uses include heavy equipment and vehicle repair, outdoor storage yards, railroad-related operations, and utility or infrastructure facilities, making the property ideal for industrial users requiring flexible space and functionality.



- Approximately 6,416 SF of total building area
- Property includes three (3) separate buildings, a covered breezeway, and enclosed storage space
- Situated on two (2) parcels: 35153.0302 & 35155.0307
- Total land size of 59,434 SF (1.364 acres)
- Equipped with 240V, 3-phase power
- A total of nine (9) grade level overhead doors
- Two (2) income-producing Lamar billboard signs located on-site
- Centrally located just north of Sprague on Freya Street
- Excellent visibility on prominent corner lot
- Strong daily traffic counts with approximately 30,397 vehicles per day (13,400 on Sprague Ave & 27,000 on Freya)
- Zoned HI (heavy industrial)
- Seller financing may be available for qualified buyers, please call Broker for terms.

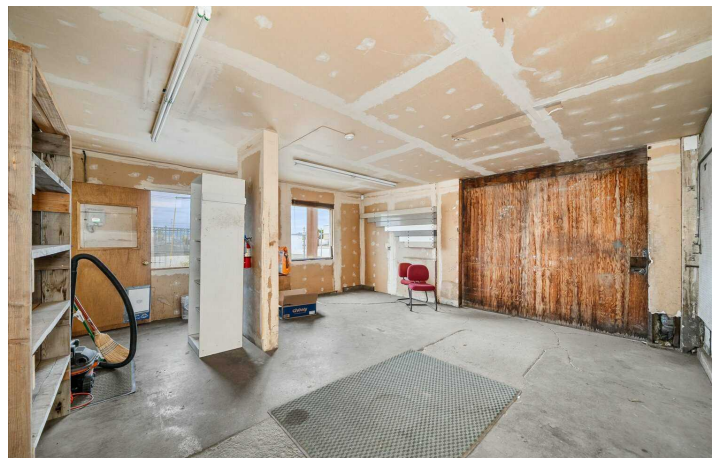
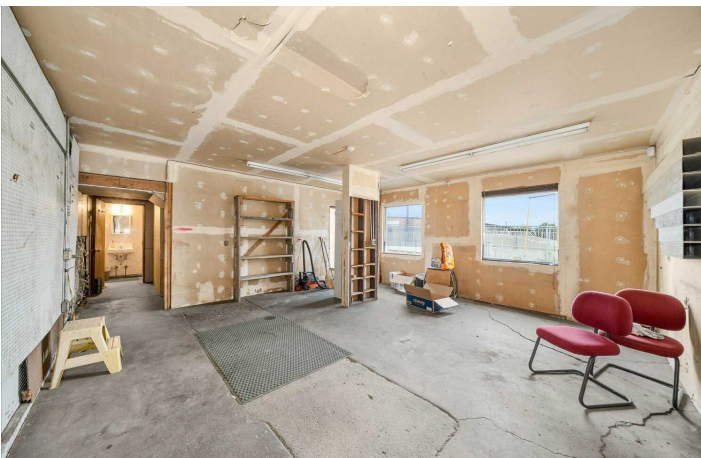
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# BUILDING #1

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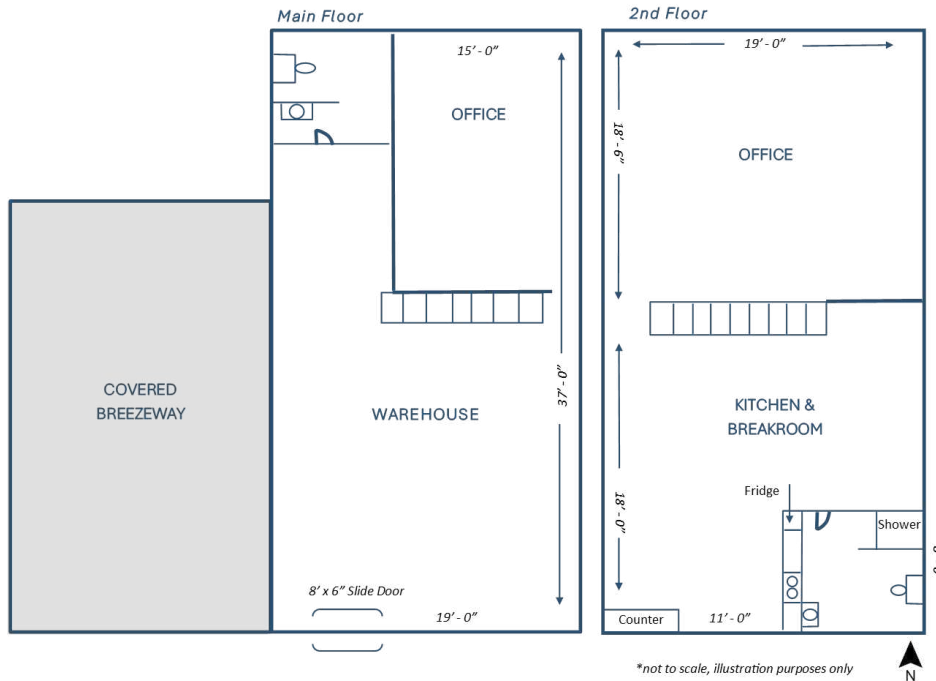
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# BUILDING #1

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## BUILDING #1

<b>Size:</b>	±1,520 SF (760 SF main floor office; 760 SF 2nd floor office)
<b>Year Built:</b>	1962
<b>Amenities:</b>	1st Floor: office; warehouse space; bathroom 2nd Floor: full kitchen / breakroom (wired for stove); bath with shower; office space
<b>Clear Height:</b>	8' - 9'
<b>Structure / Exterior:</b>	concrete foundation concrete slab floor wood framing flat built-up roof T1-11 & stucco

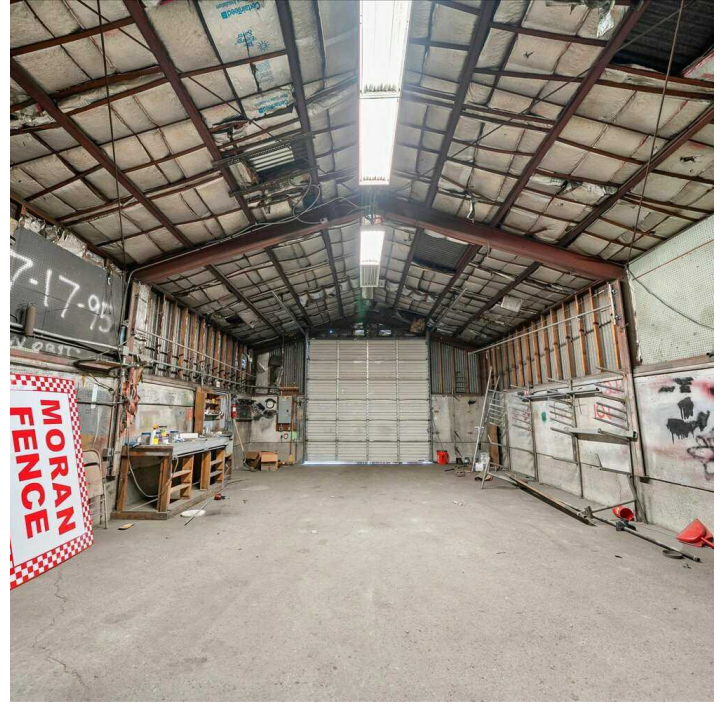
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# BUILDING #2

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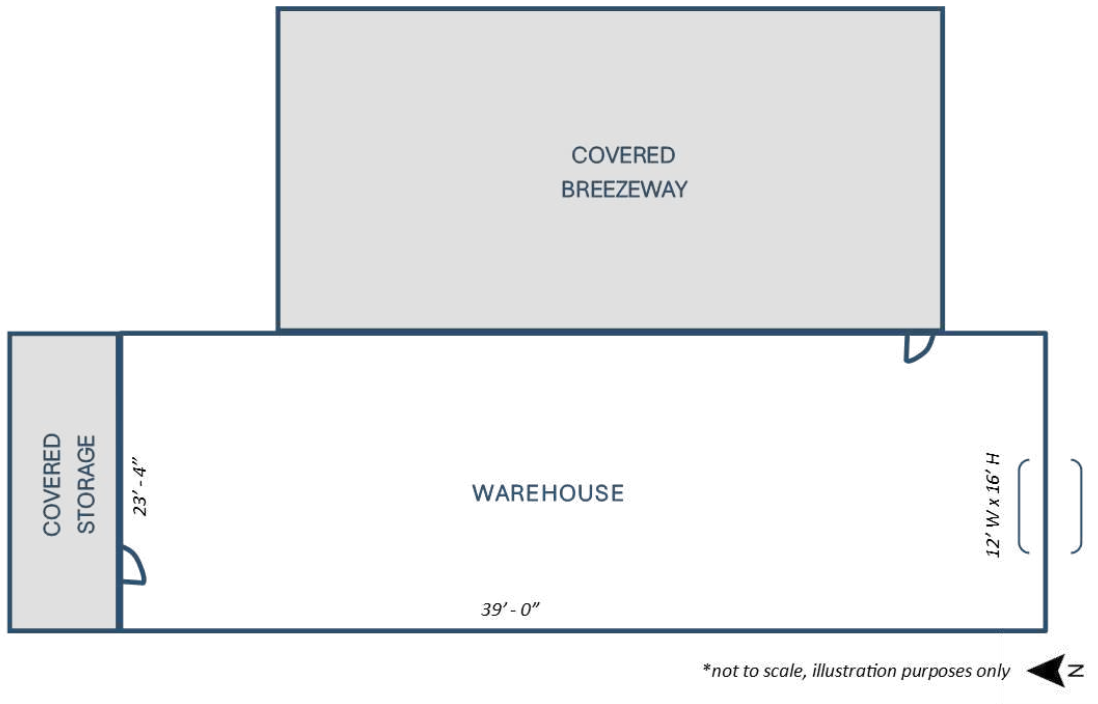
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# BUILDING #2

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\*not to scale, illustration purposes only

## BUILDING #2

**Size:** ±960 SF (warehouse space)

**Year Built:** 1962

**Grade Level Overhead Doors:** One (1) | 12' X 16'

**Clear Height:** 12' - 16'

**Structure / Exterior:**

concrete foundation  
concrete slab floors  
steel framing  
metal siding  
metal roof

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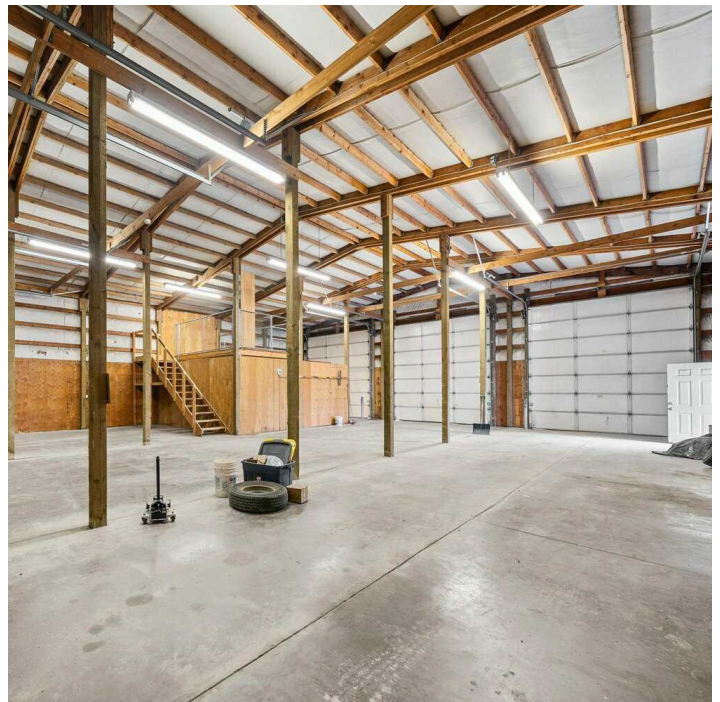
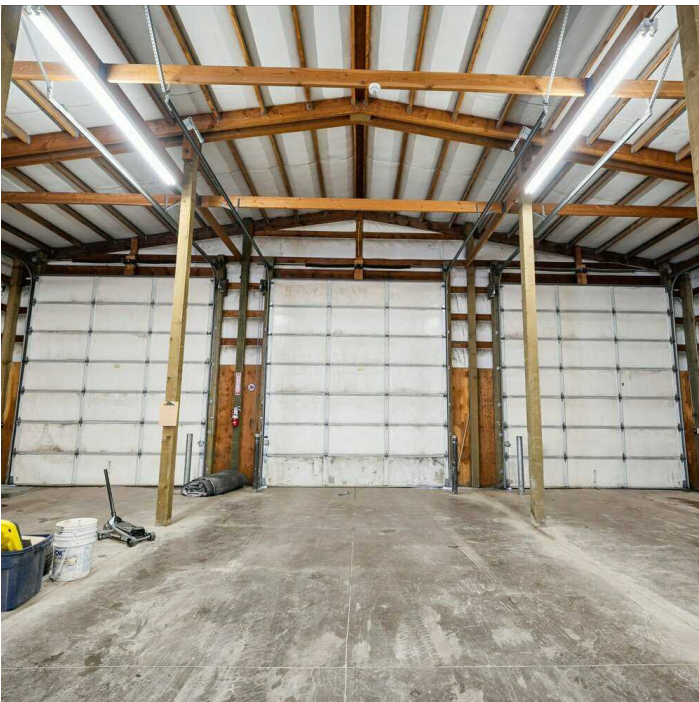


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# BUILDING #3

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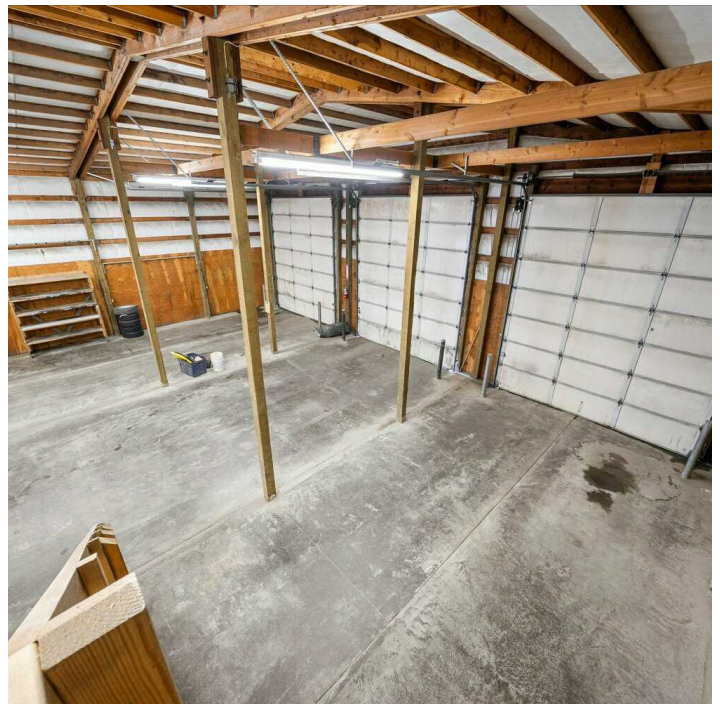
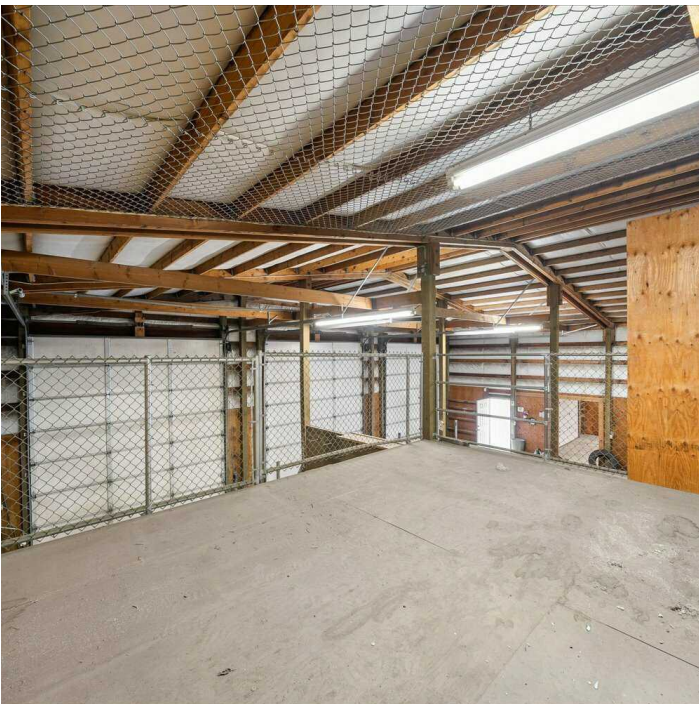
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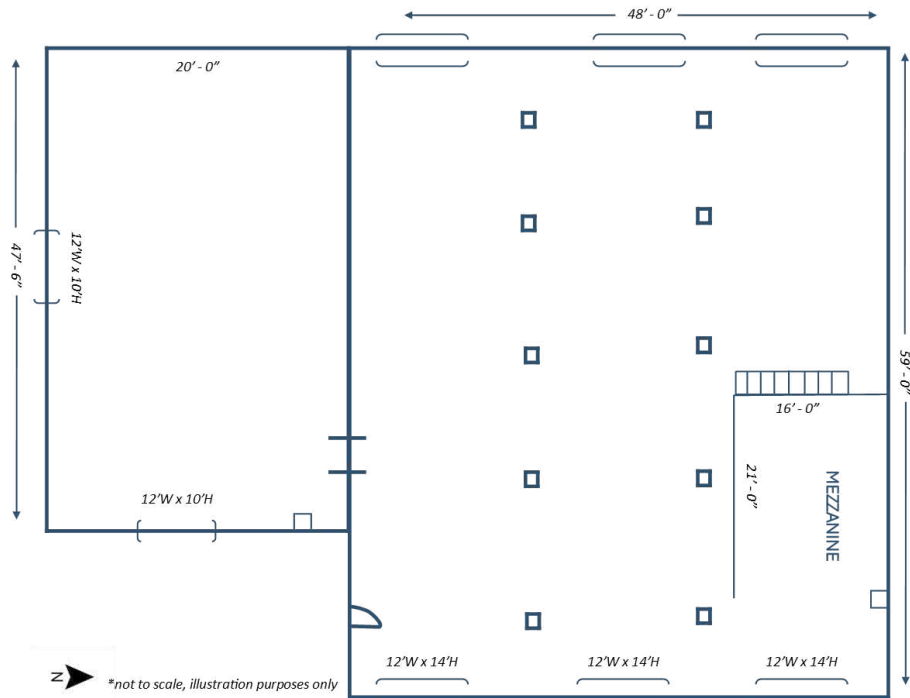
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# BUILDING #3

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## BUILDING #3

**Size:** ±3,936 SF (warehouse space)

**Year Built:** 2000

**12' x 14' Overhead Bay Doors** Six (6) | 2 drive-through bays

**12' x 10' Overhead Doors:** Two (2)

**Clear Height:** 14' - 20'

**Structure / Exterior:** pole frame construction with piers or concrete footings  
concrete slab floor  
metal siding  
metal roof

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# RETAIL MAP

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