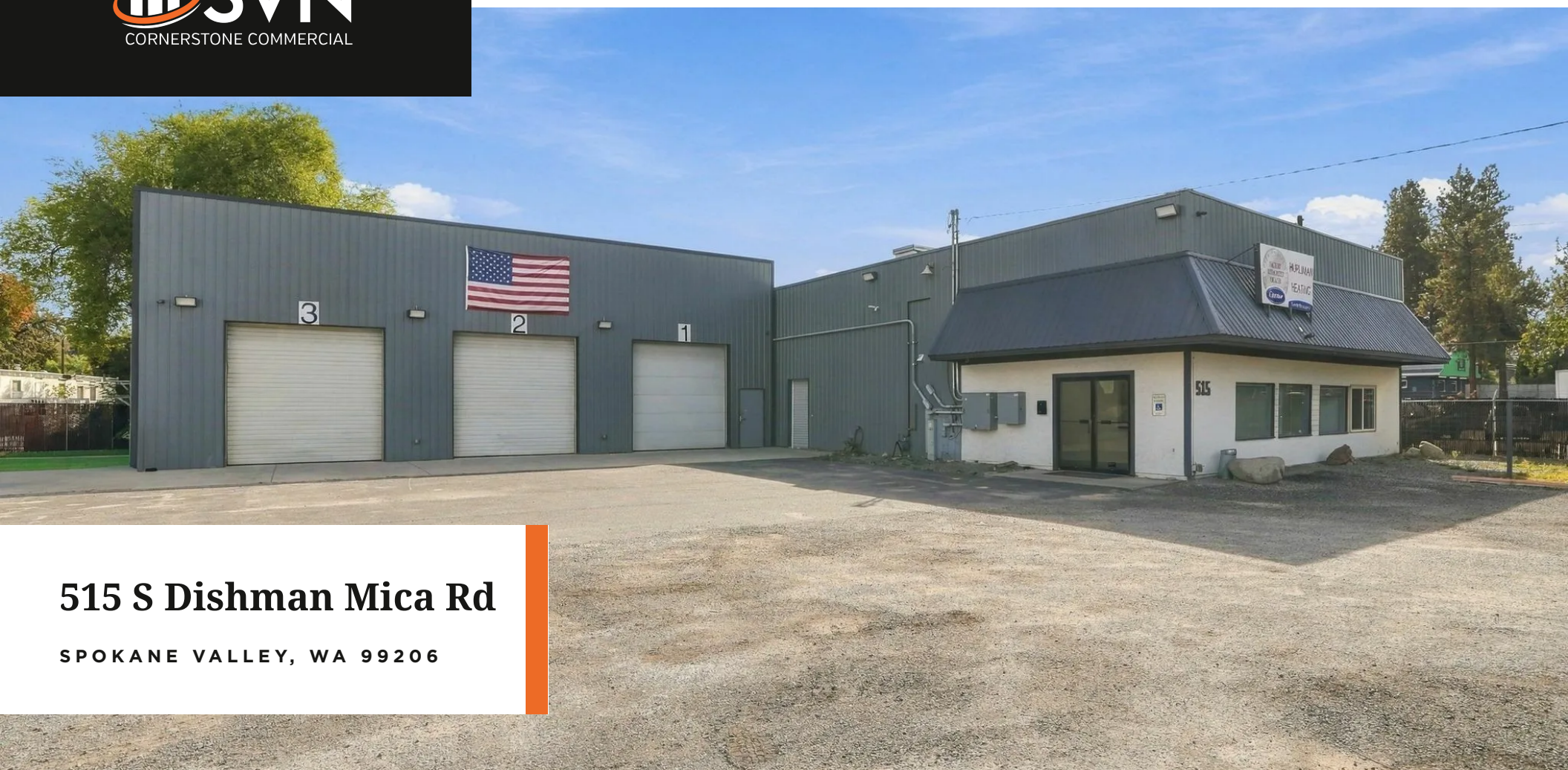




Spokane Valley Industrial Shop & Yard For Sale



515 S Dishman Mica Rd

SPOKANE VALLEY, WA 99206

CONTACT FOR MORE INFORMATION:

OMAR SADAoui, CCIM

C: 509.601.0695

omar.sadaoui@svn.com

WA #22008121

PROPERTY SUMMARY

DISHMAN MICA SHOP & YARD

515 S DISHMAN MICA RD
SPOKANE VALLEY, WA 99206

PROPERTY DETAILS

SALE PRICE:	\$950,000
BUILDING AREA:	5,000 SF
LOT SIZE:	0.78 AC / 33,885 SF
WAREHOUSE SF:	±4,000 SF
OFFICE SF:	±1,000 SF
MEZZANINE SF:	±1,000 SF (not included in total SF)
ZONING:	Corridor Mixed Use
PARCEL:	45202.9044
YEAR BUILT:	1985 / 2016



PROPERTY DESCRIPTION

515 S Dishman Mica Rd is a 5,000 SF flex building on 0.78 acres of fully fenced and screened, usable yard, home to a Heating & Air Conditioning business for over 25 years. The 6.8 to 1 land-to-building ratio and 600 amp 3-phase service are rare at this size property. The shop offers 14-foot clear height, three 12-foot grade-level doors and mezzanine storage. Two curb cuts serve a corridor carrying over 24,000 vehicles per day.

PROPERTY HIGHLIGHTS

- 5,000 SF Flex Building On 0.78 Acres
- Fenced And Screened Yard Space
- Two Gated Curb Cuts From Dishman Mica Rd
- 14' Clear Height With Three 12' Grade-Level Doors
- 600 Amps, 208/120V, 3-Phase Power
- Four Offices, Break Room, And Mezzanine
- ±24,400 Vehicles Per Day (City Of Spokane Valley, 2024)
- Minutes From Sprague, Appleway, And I-90
- Delivered Vacant For Owner-User Or Investor
- Ideal For Light Manufacturing, Contractor, Warehouse, Automotive Services



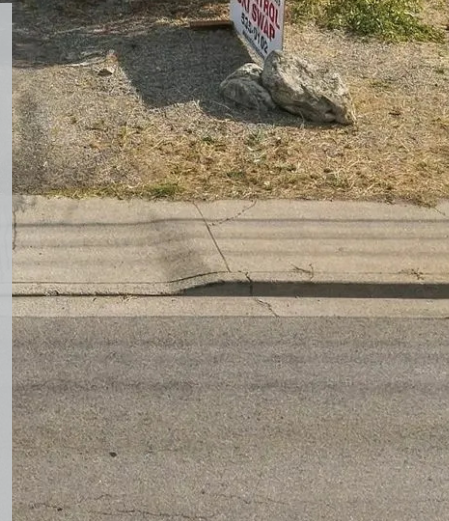
VISIBILITY / ACCESS



3-PHASE



FENCED YARD



INTERIOR PHOTOS

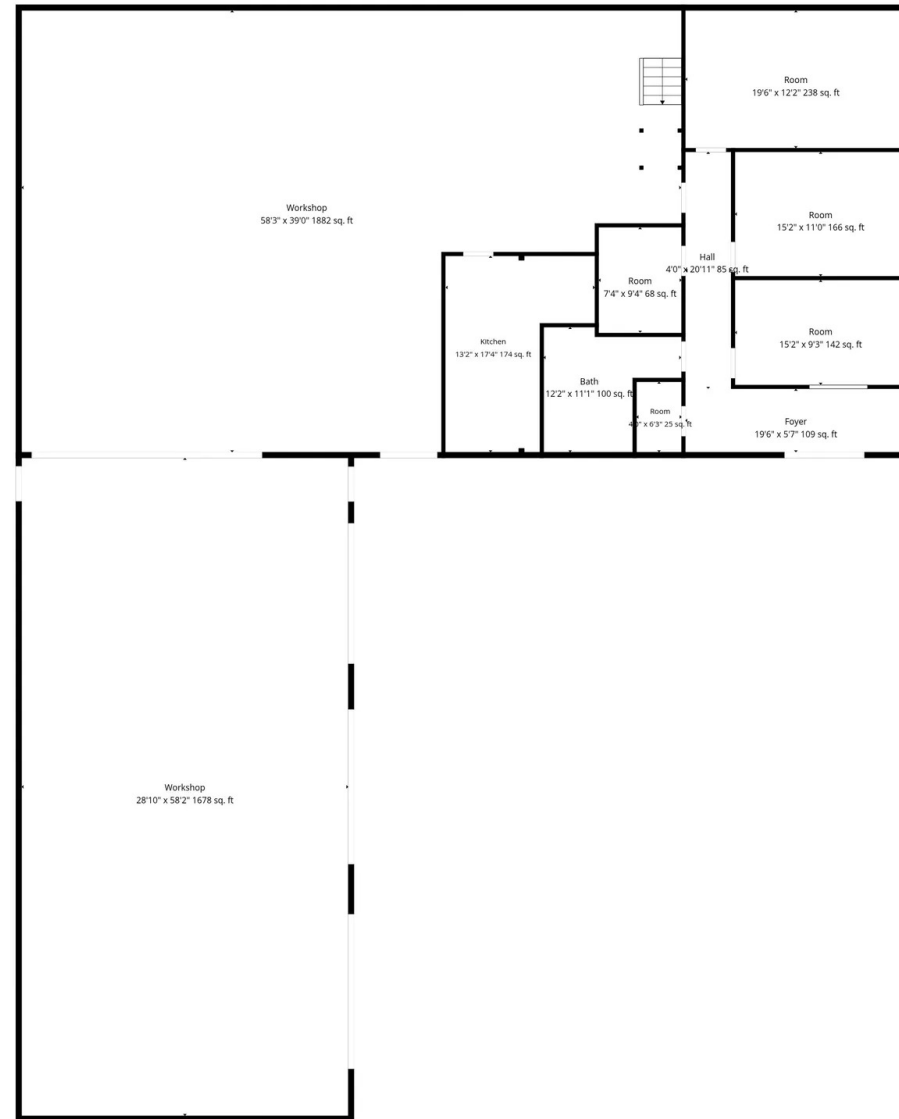


WAREHOUSE PHOTOS

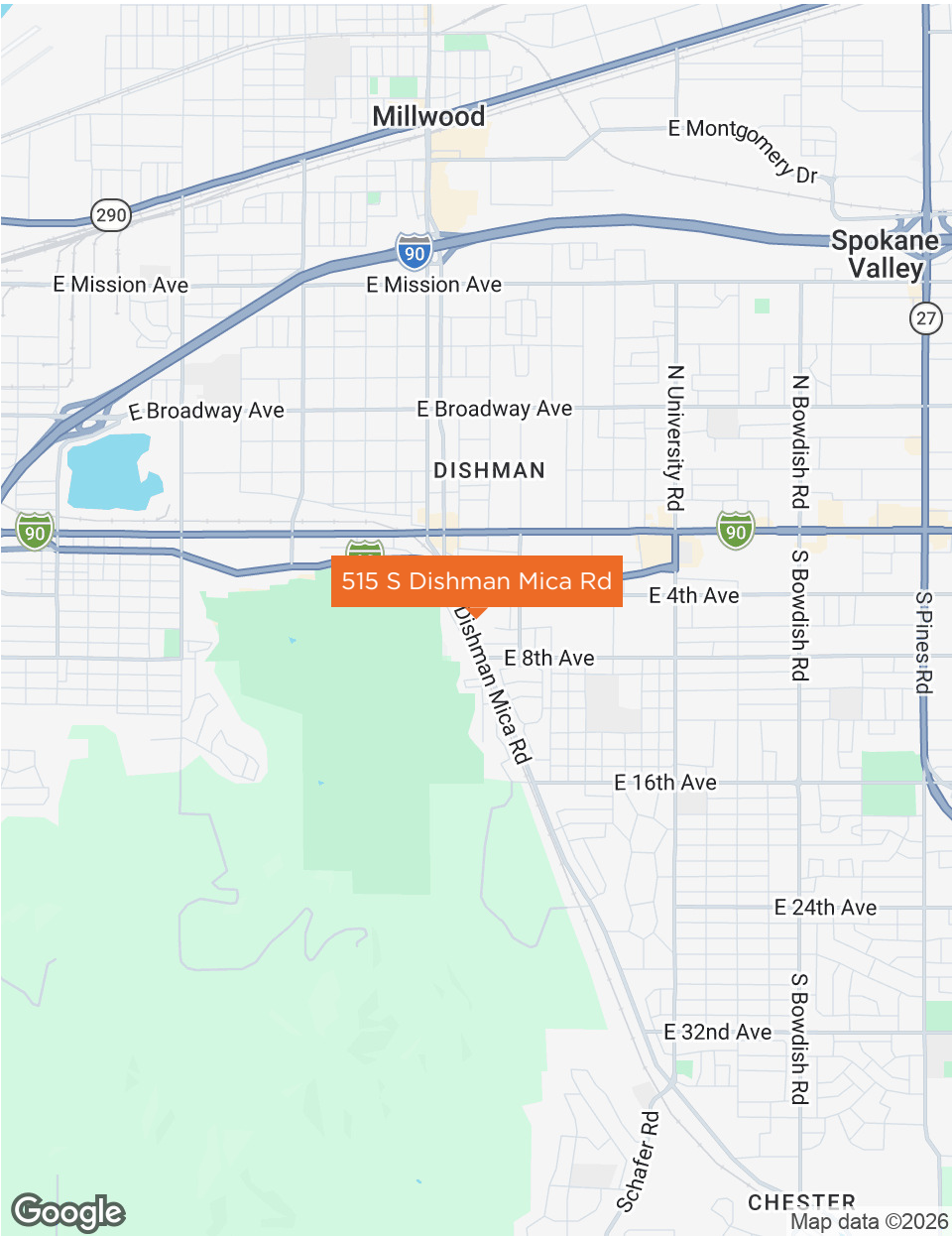


FLOOR PLAN

Not to Scale



LOCATION MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,296	68,662	152,891
TOTAL HOUSEHOLDS	3,421	28,150	61,925
TOTAL PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$75,480	\$82,763	\$93,276
AVERAGE HOUSE VALUE	\$299,035	\$332,680	\$387,147

LOCATION OVERVIEW

515 S Dishman Mica Rd sits just south of the Sprague Avenue and Appleway Boulevard corridor in central Spokane Valley. Dishman Mica Road is the primary arterial linking the Valley's south-side neighborhoods to Sprague and Appleway. From there, I-90 is reached via Sprague/Appleway or Argonne/Mullan. To the south, the road continues toward Ponderosa and connects to Highway 27. The result is direct access to the freeway, the Valley's main commercial corridors, and a growing residential service area, all from one location. With nearly 24,000 vehicles passing daily, the property also offers strong visibility for signage and brand exposure. More than 60,000 residents live within three miles, supporting both a local customer base and workforce.