

Manufacturing/ Distribution Facility For Sale or Lease

NAI Black



6102 S. Hayford Road Spokane, WA 99224



Property Features:

- Warehouse 1: 123,100 SF ± (300' x 340')
 - 3,000 SF ± Office Space
 - Year Built 1977/ 1986 Remodeled
- Warehouse 2: 16,000 SF ±
 - Year Built: 1995
- Total Lot Size: 13.8 Acres
- Parcel Number: 14014.9022
- Zoning: LI
- Huge Power
- Sewer: Septic – 3 Tanks
- Water: Well
- Dockwells: 4-5, Multiple Grade OHD's.
- Sprinklered
- Ceiling Height: See Floor Plan

Sale Price: \$5,225,000

Lease Rate: \$0.35/SF/Mo. NNN

For More Information, Contact:

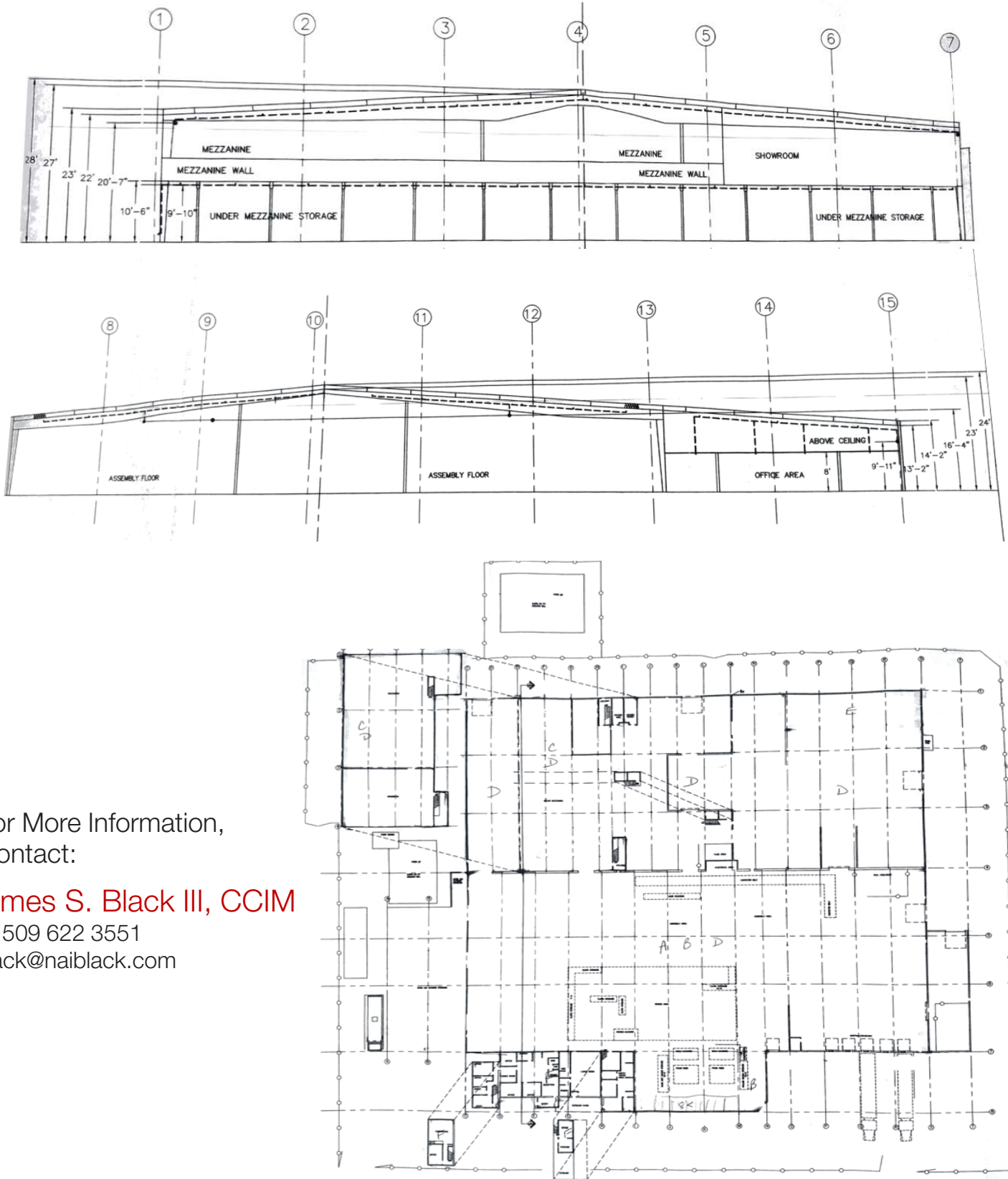
James S. Black III, CCIM

+1 509 622 3551 • jbblack@naiblack.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

Black Commercial, Inc.
107 S. Howard, Suite 500
Spokane, WA 99201
+1 509 623 1000
naiblack.com

Floor Plan



For More Information,
Contact:

James S. Black III, CCIM

+1 509 622 3551

jblack@naiblack.com

NAI Black respects the intellectual property rights of others. If you believe that your intellectual property rights have been violated by NAI Black or by a third party who has uploaded Content on our Site, please provide the following information to the NAI Black designated copyright agent as addressed below: a. A description of the copyrighted work or other intellectual property that you claim has been infringed; b. A specific description of where the material that you claim is infringing is located on the Site so the agent is able to locate it; c. An address, telephone number, and e-mail address where NAI Black can contact you and, if different, an e-mail address where the alleged infringing party, if not NAI Black, can contact you; d. A signed statement that you have a good-faith belief that the material use is not authorized by the copyright owner or other intellectual property rights owner, by its agent, or by law. e. A signed statement by you under penalty of perjury that the information in your notice is accurate and that you are the copyright or intellectual property owner or are authorized to act on the owner's behalf; After reviewing the complaint and determining if the complaint is valid, NAI Black will work to quickly remove the infringing material or disable access to it. Note: There are substantial penalties for false claims. NAI Black may request additional information before removing any infringing material. NAI Black may provide the alleged infringing party with your e-mail address so that that person can respond to your allegations. NAI Black has registered a designated agent with the Copyright Office pursuant to 17 U.S.C. 512(c). If you believe your copyright material is being used on this Site without permission, please notify the designated agent as follows:

• **By e-mail:** commercial@naiblack.com | Subject Line: Copyright Concern

• **By mail:** NAI Black | Attn: DMCA Designated Agent | 107 S Howard St, Ste 500 | Spokane, WA 99201

If e-mailing your copyright infringement notice, then NAI Black must receive the signed statement(s) mentioned above by mail, or attached to the e-mail, before we are required to take action.