

FOR SALE

Sale Price Reduced

WAREHOUSE / SHOWROOM FOR SALE

213 E. Ermina Avenue
Spokane, WA 99207

LOCATION:	Only minutes northeast of City of Spokane's Central Business district on the north side of Ermina, just east of Division and Ruby.		
SITE:	±23,400 SF; parcel number 35083.3212		
ZONING:	City of Spokane GC-70, General Commercial		
IMPROVEMENTS:	Total Building Footprint: ±11,530 SF		
	Showroom/Office Area: ±2,750 SF		
	Warehouse Area: ±8,780 SF		
	Mezzanine Area: ±5,500 SF; concrete floor		
	Construction Type: Steel frame, metal exterior		
	Heat:	Showroom: 5 ton mini split system	Warehouse: gas unit heater
	Sewer & Water:	City of Spokane	
	Ceiling Height:	17'6" - 21'8" beam clear; under mezzanine 8'0 - 8'2"	
	Loading:	One (1) grade level overhead door & one (1) dock high overhead door	
	Age:	2004	
	Power:	600 amp (3 x 200 amp panels), 3 phase power	
	Sprinklered:	Yes, wet system	
SALE PRICE:	\$2,120,000.00	\$1,600,000.00	

OFFICE LOCATIONS SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

Mark Lucas, SIOR |
509.755.7524
mlucas@kiemlehagood.com

Tracy Lucas |
509.755.7558
tracyl@kiemlehagood.com

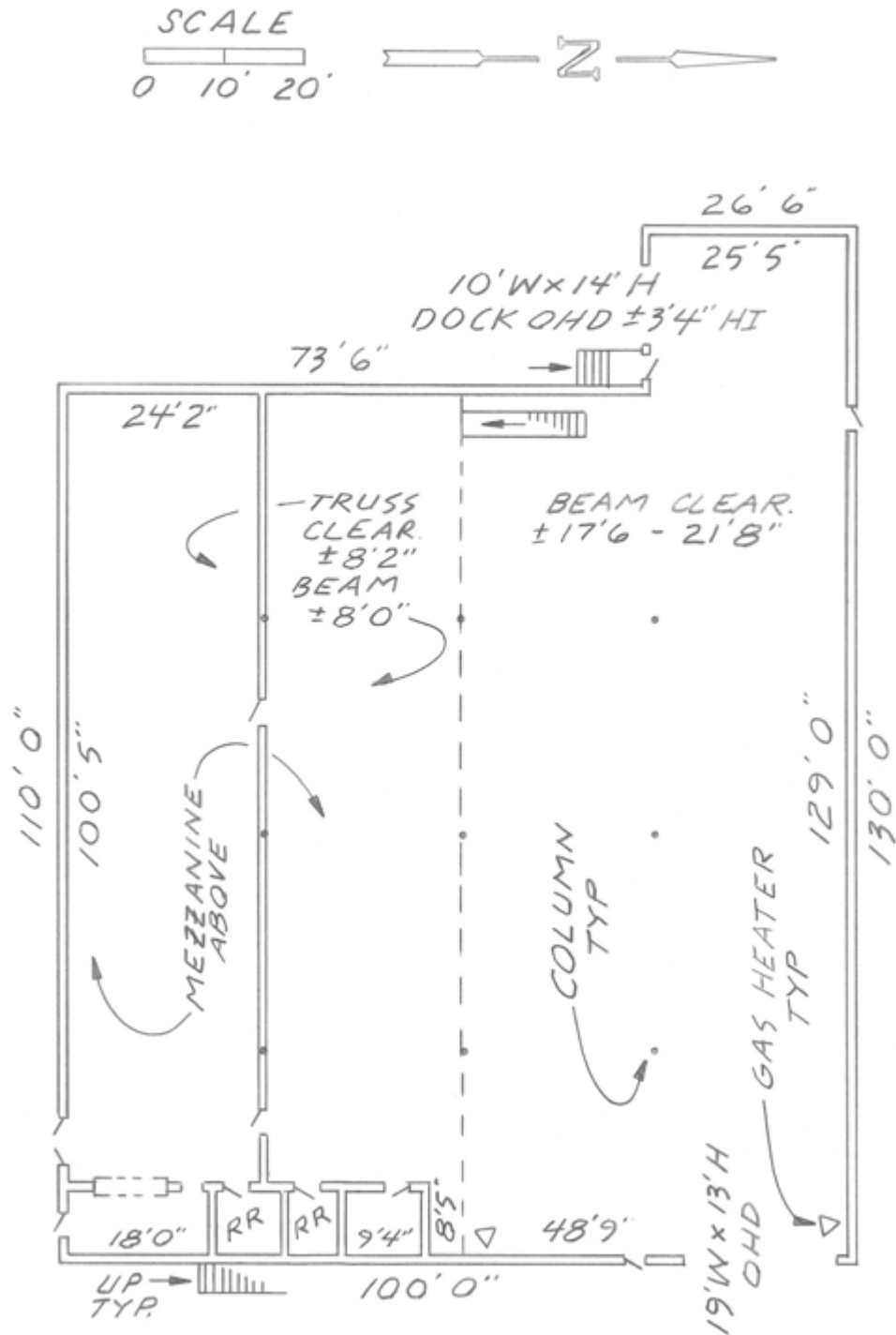
**KIEMLE
HAGOOD**

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 08/18/2026 J:\BROKERS\LUCAS DOCS\FLYERS\Ermina E 213.PUB

FLOOR PLAN

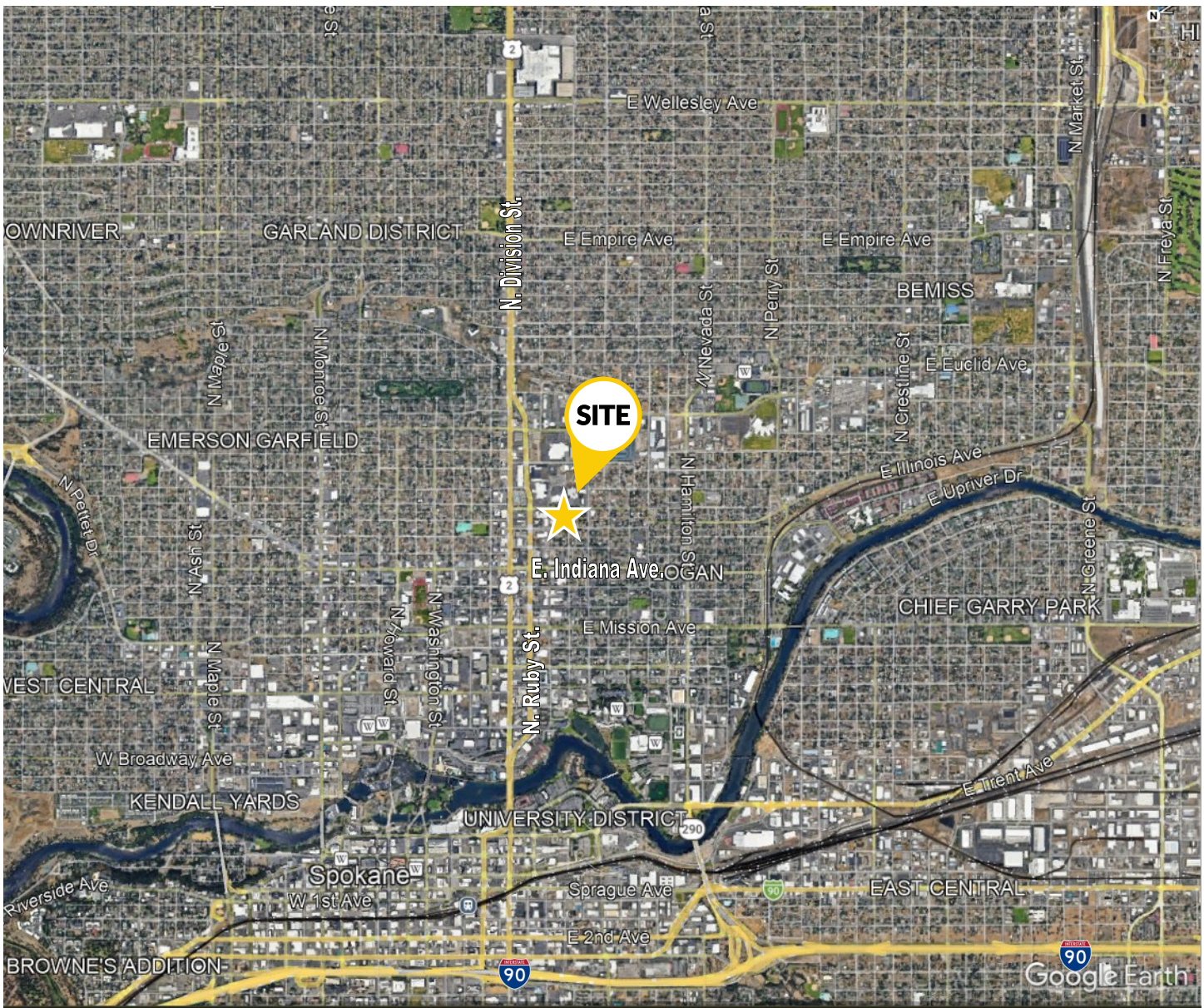
213 E. Ermina Ave.
Spokane, WA 99207

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK LUCAS OR TRACY LUCAS.



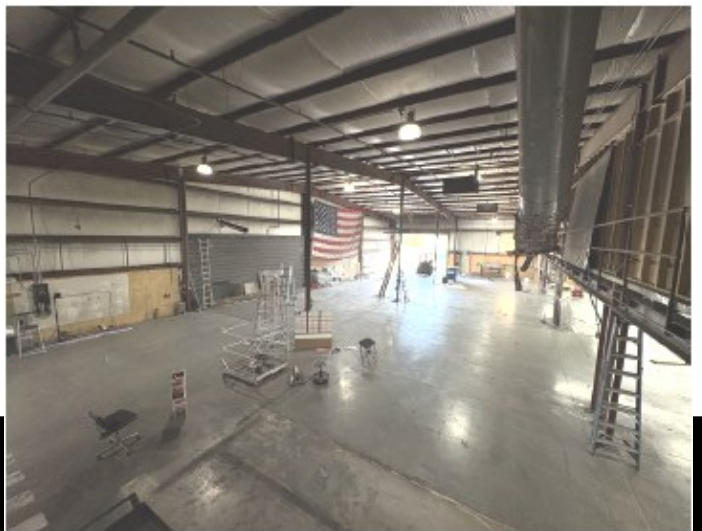
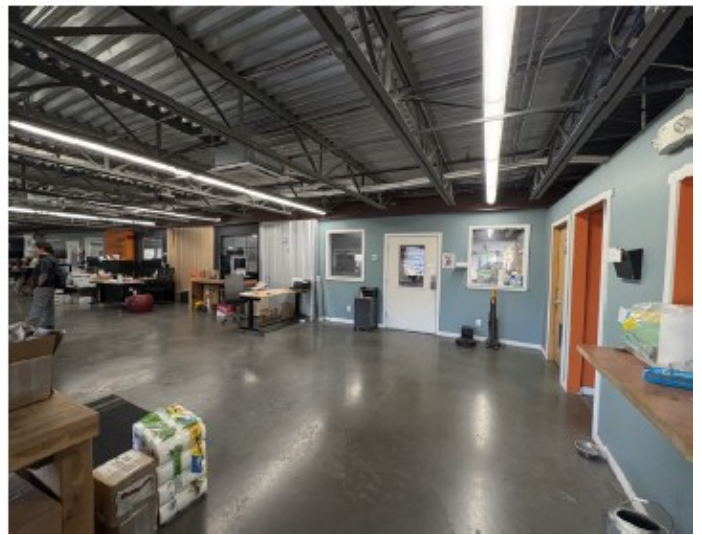
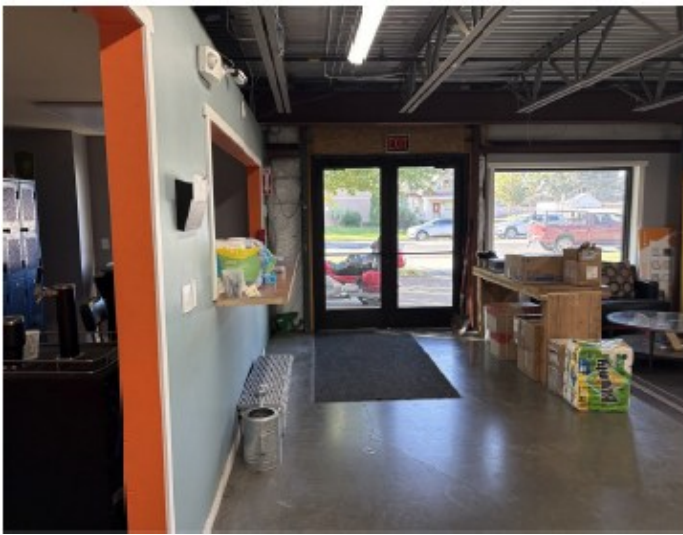
213 E. Ermina Ave.
Spokane, WA 99207





213 E. Ermina Ave., Spokane, WA 99207





Mark Lucas, SIOR |
509.755.7524
mlucas@kiemlehagood.com

Tracy Lucas |
509.755.7558
tracyl@kiemlehagood.com

KIEMLEHAGOOD.COM
 601 W. Main Avenue, Suite 400
 Spokane, WA 99201

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.