

# OFFICE/WAREHOUSE FOR LEASE

**10020 E. KNOX AVE., SUITE 350  
SPOKANE VALLEY, WA 99206**



**LOCATION:** Well-located along the Montgomery corridor between Pines and Argonne. This property has I-90 frontage & exposure and is between the Argonne & Pines Road interchange. I-90 traffic estimates are  $\pm 100,000$  vehicles per day.

**SITE:** A portion of a multi-tenanted complex.  $\pm 16.3$  acres,  $\pm 710,000$  SF

**NEW ZONING:** City of Spokane Valley I, Industrial

**IMPROVEMENTS:**

Total Area Available:	$\pm 5,102$ SF
Office Area:	$\pm 2,650$ SF
Warehouse Area:	$\pm 2,452$ SF
OHDs:	Could install two (2) 12'x14' on grade overhead doors
Year Built:	2000
Construction Type:	Concrete tilt
Truss Clearance:	27'0" to 28'0"
Fire Sprinkler:	Wet system – EFSR Designed
Power:	120/208 Volt 3-phase
Utilities:	Gas serviced by Avista; electric serviced by Modern Electric.
Insulation:	R-30 Roof, R-19 Walls

**MESSAGE**

**CENTER SIGN:** Business advertisement on message center sign available.

**OPERATING EXPENSE:** 2017 operating expenses are estimated at 18.5¢/SF/Month

**LEASE PRICE:** \$3,101.00/Month/NNN (40¢/SF/Mo/NNN ~ Whse; 80¢/SF/Mo/NNN ~ Office)

(Please See Attached Floor Plan & Aerial Photo)

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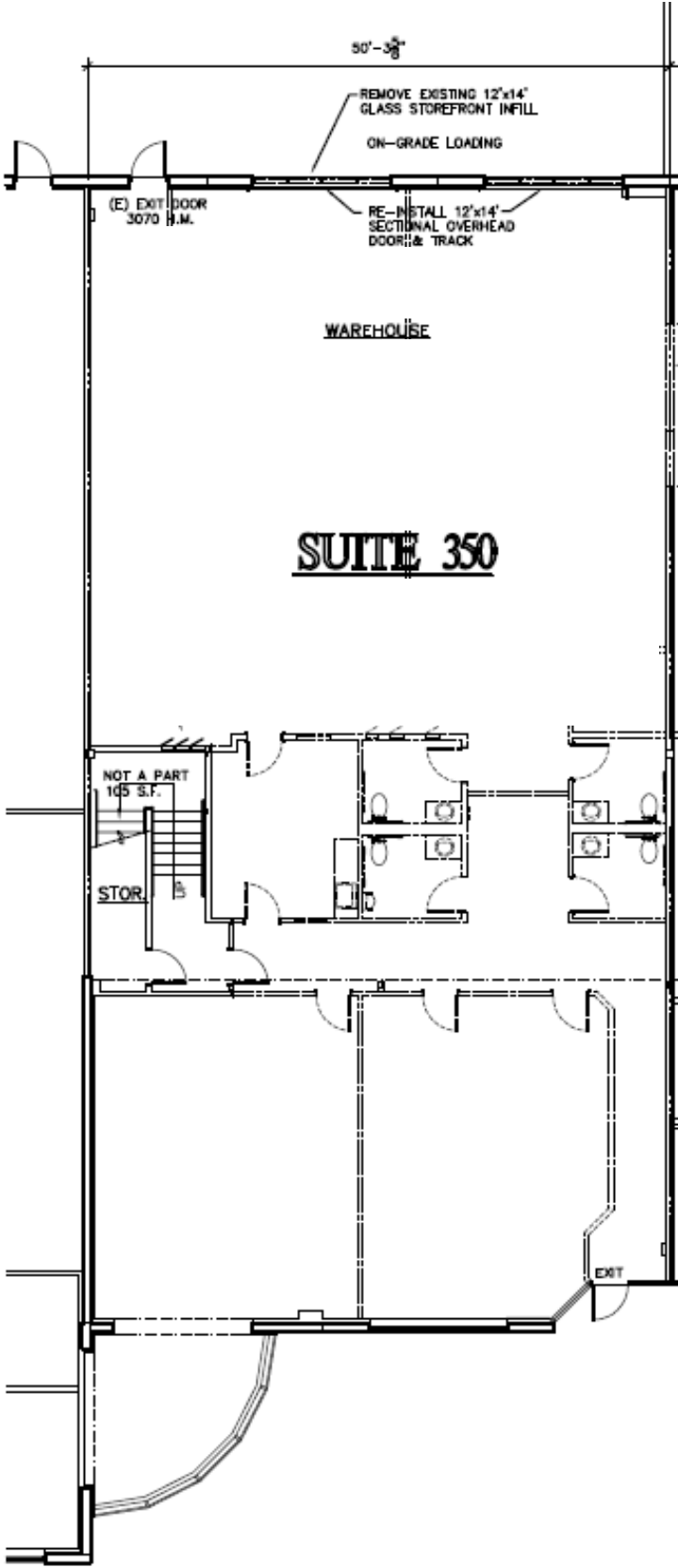
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**KIEMLE & HAGOOD COMPANY**

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All boundary lines indicated are approximate only.

Google earth

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**FLOOR PLAN**