

# FOR LEASE



<b>LOCATION:</b>	Great location in the business and technology area of Liberty Lake, backing up to I-90 for excellent exposure and visibility. With easy I-90 access via Appleway, this convenient location is minutes to Post Falls, Idaho and the City of Spokane Valley and is only 17 miles east of Downtown Spokane. Originally built as a Land Rover dealership and most recently occupied as corporate offices & manufacturing for Open Eye and Rohinni.
<b>SITE:</b>	±108,900 SF (2.50 acres); parcel number 55101.9124
<b>ZONING:</b>	City of Liberty Lake, C-2, Freeway Commercial
<b>IMPROVEMENTS:</b>	Gross Building Area: ±28,258 SF (*SF per CBRE appraisal dated May 2017)
	Main Floor Area: ±22,189 SF *
	Main Fl. Office Area: ± 6,858 SF
	Main Fl. Whse Area: ±15,331 SF
	2nd Floor Area: ± 6,069 SF *
	2nd Fl. Office Area: ± 1,861 SF *
	2nd Fl. Production Area: ± 4,208 SF *
	Heat/Cooling: Roof mounted HVAC units for office & warehouse
	Construction Type: CMU Block
	Age: 1997, with renovations in 2002 & 2007
	Sprinklered: No
	Loading: Three (3), grade level
	Power: 1200 amp 120/208V, 3 phase
	Water & Sewer: City of Liberty Lake
	Parking: 82 car parks
	Signage: Electronic message center sign on I-90
	Availability: Immediately
<b>LEASE PRICE:</b>	<b>\$24,400/Month/NNN</b>

## OFFICE & MANUFACTURING FACILITY |

23221 E. Knox Avenue  
Liberty Lake, WA 99019

**View  
Location** 

**MARK LUCAS, SIOR**

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**KIEMLE  
HAGOOD**

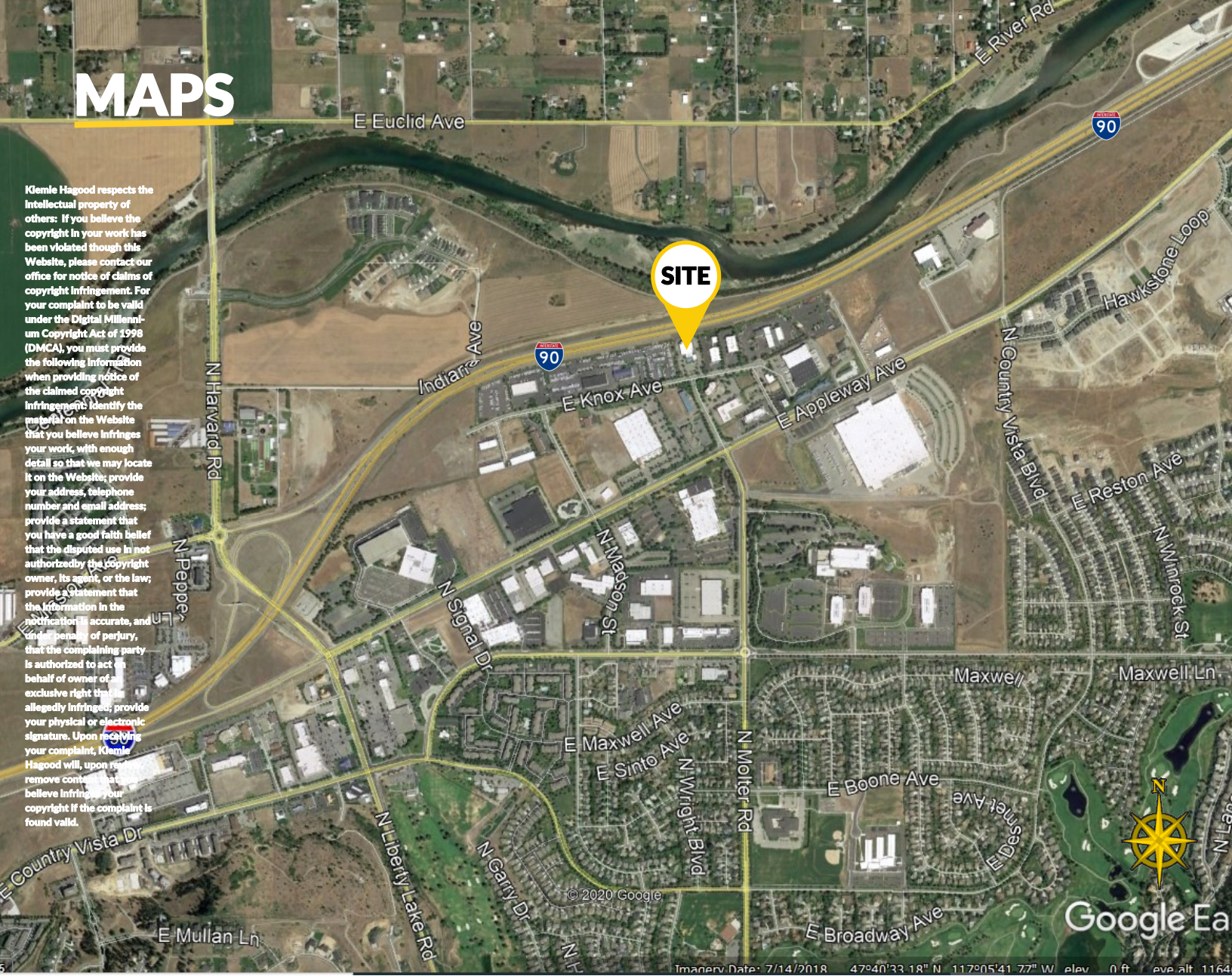


601 W. Main Ave., #400  
Spokane, WA 99201

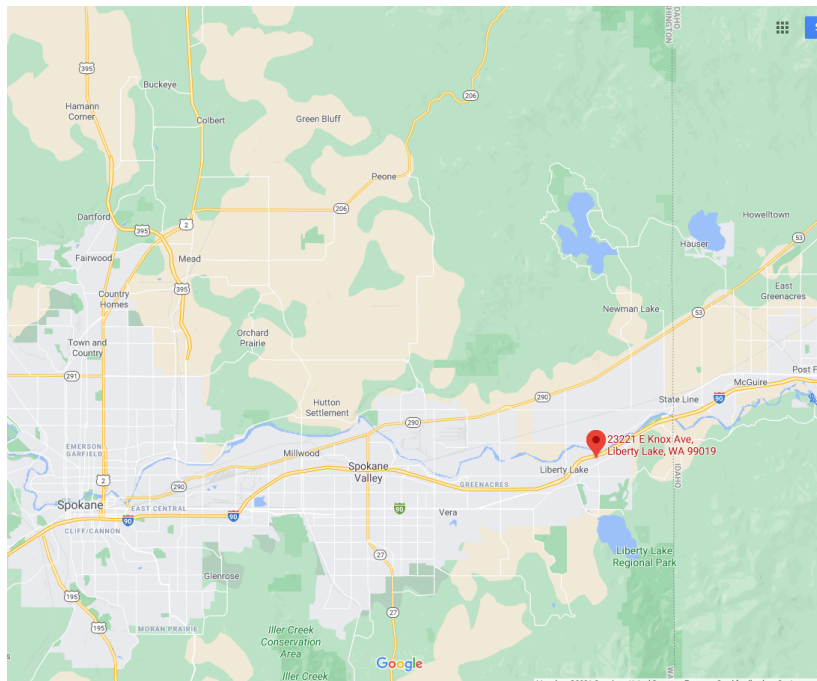
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# MAPS

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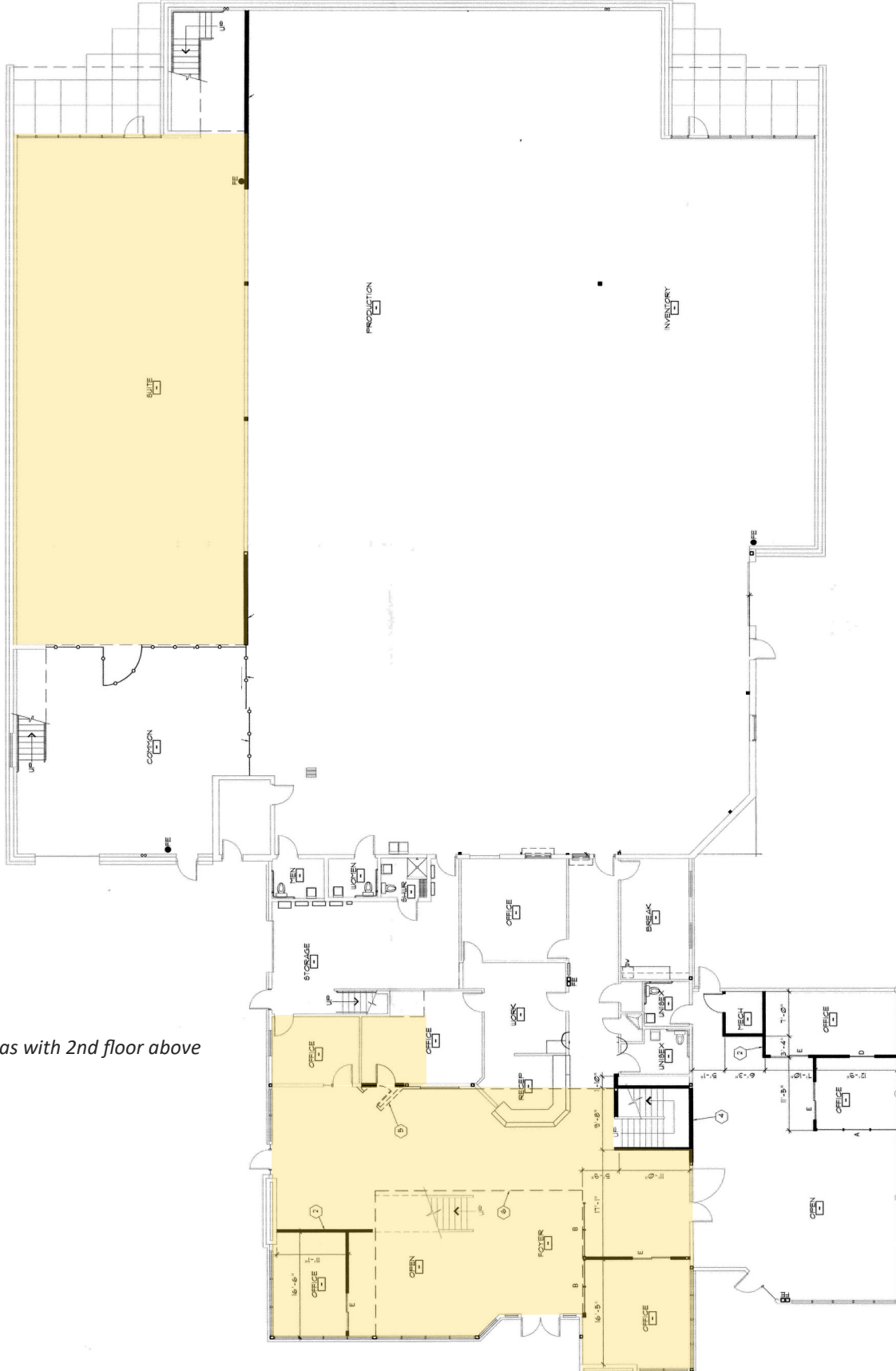
## OFFICE/MANUFACTURING | 23221 E. Knox Ave., Liberty Lake, WA 99019



# FLOOR PLAN

## MAIN FLOOR

23221 E. Knox Ave., Liberty Lake, WA 99019

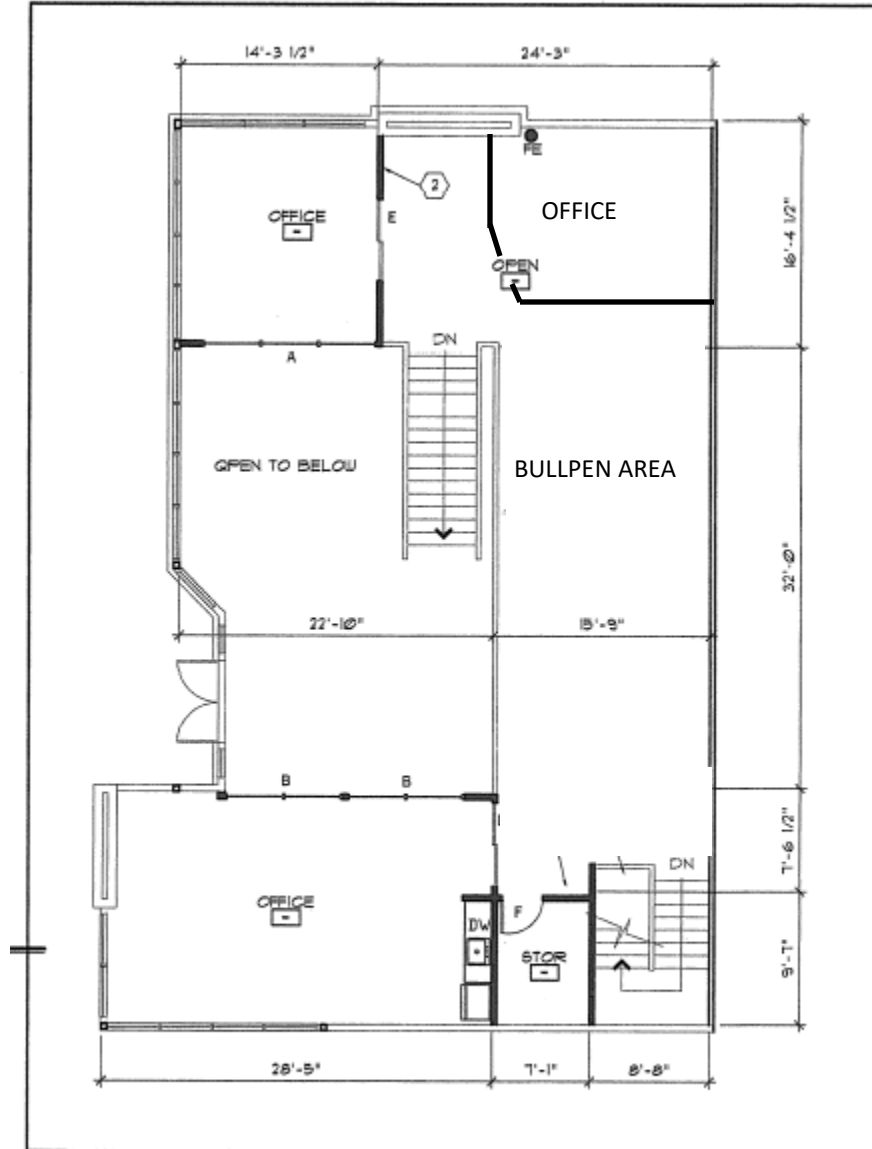


A MAIN LEVEL FLOOR PLAN  
SCALE: 1/8"=1'-0"  
ALU

Areas with 2nd floor above

# 2ND FLOOR OFFICE PLAN

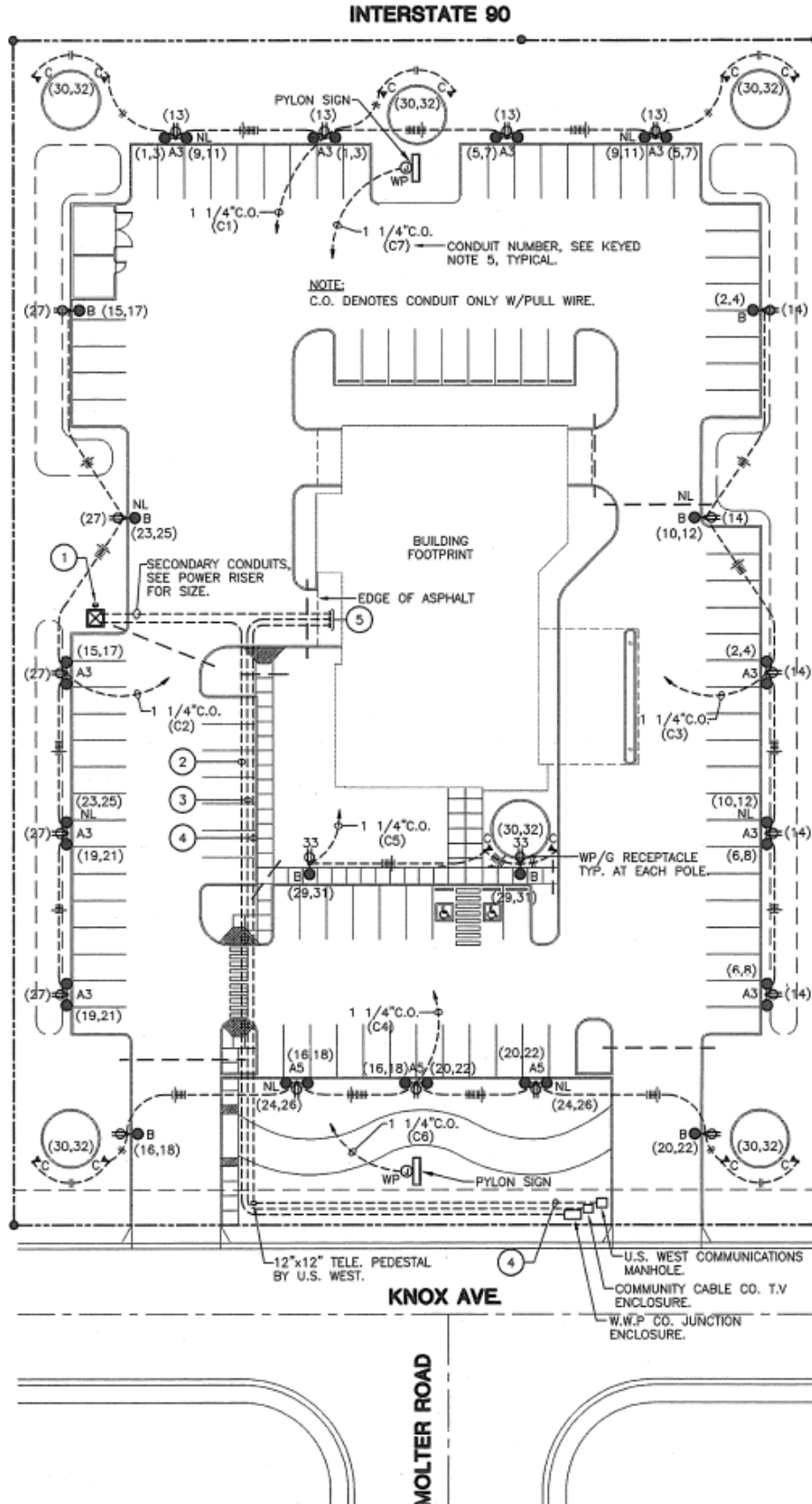
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 **A** UPPER FLOOR PLAN  
A1.1 SCALE: 1/8"=1'-0"

# SITE PLAN

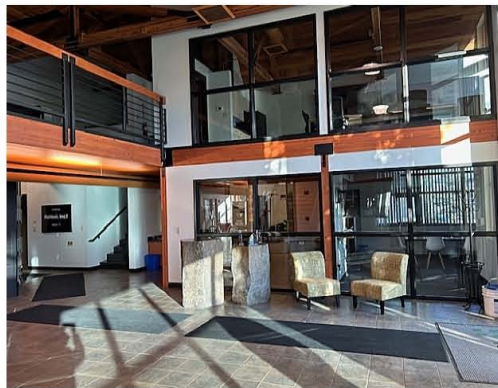
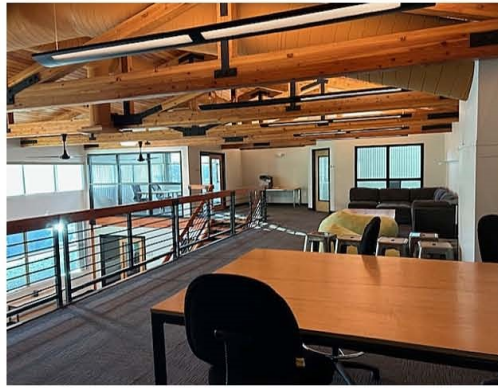
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KIEMLEHAGOOD



## Office & Manufacturing

23221 E. Knox Ave.  
Liberty Lake, WA 99019

### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE |

# KIEMLE HAGOOD

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