

OFFICE/WAREHOUSE FOR LEASE

**10020 E. KNOX AVE., SUITE 350 & 400
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. ± 16.3 acres, $\pm 710,000$ SF																						
NEW ZONING:	City of Spokane Valley I, Industrial																						
IMPROVEMENTS:	<table><tr><td>Total Area Available:</td><td>$\pm 9,936$ SF</td></tr><tr><td>Office Area:</td><td>$\pm 5,250$ SF</td></tr><tr><td>Warehouse Area:</td><td>$\pm 4,686$ SF</td></tr><tr><td>OHDs:</td><td>Two (2) existing 9'W x 10'H (1 ramped drive-in; 1 dock high); could install two (2) additional, 12'x14' on grade overhead doors</td></tr><tr><td>Year Built:</td><td>2000</td></tr><tr><td>Construction Type:</td><td>Concrete tilt</td></tr><tr><td>Truss Clearance:</td><td>27'0" to 28'0"</td></tr><tr><td>Fire Sprinkler:</td><td>Wet system – EFSR Designed</td></tr><tr><td>Power:</td><td>120/208 Volt 3-phase</td></tr><tr><td>Utilities:</td><td>Gas serviced by Avista; electric serviced by Modern Electric.</td></tr><tr><td>Insulation:</td><td>R-30 Roof, R-19 Walls</td></tr></table>	Total Area Available:	$\pm 9,936$ SF	Office Area:	$\pm 5,250$ SF	Warehouse Area:	$\pm 4,686$ SF	OHDs:	Two (2) existing 9'W x 10'H (1 ramped drive-in; 1 dock high); could install two (2) additional, 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
Total Area Available:	$\pm 9,936$ SF																						
Office Area:	$\pm 5,250$ SF																						
Warehouse Area:	$\pm 4,686$ SF																						
OHDs:	Two (2) existing 9'W x 10'H (1 ramped drive-in; 1 dock high); could install two (2) additional, 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:	\$6,075.00/Month/NNN (40¢/SF/Mo/NNN ~ Whse; 80¢/SF/Mo/NNN ~ Office) (Please See Attached Floor Plan & Aerial Photo)																						

MARK LUCAS, SIOR
509.755.7524
Fax: 509.755.7570
mlucas@khco.com

CONTACT:
KIEMLE & HAGOOD COMPANY
601 W. MAIN AVENUE, SUITE 400
Spokane, WA 99201

TRACY LUCAS
509.755.7558
Fax: 509.755.7570
tracyl@khco.com

10020 E. KNOX AVE., SUITE 350 & 400 SPOKANE VALLEY, WA 99206



Kiemle & Hagood Company 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 Company will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

SUBJECT

MARK LUCAS, SIOR / TRACY LUCAS
(509) 755-7524 (509) 755-7558
KIEMLE & HAGOOD COMPANY

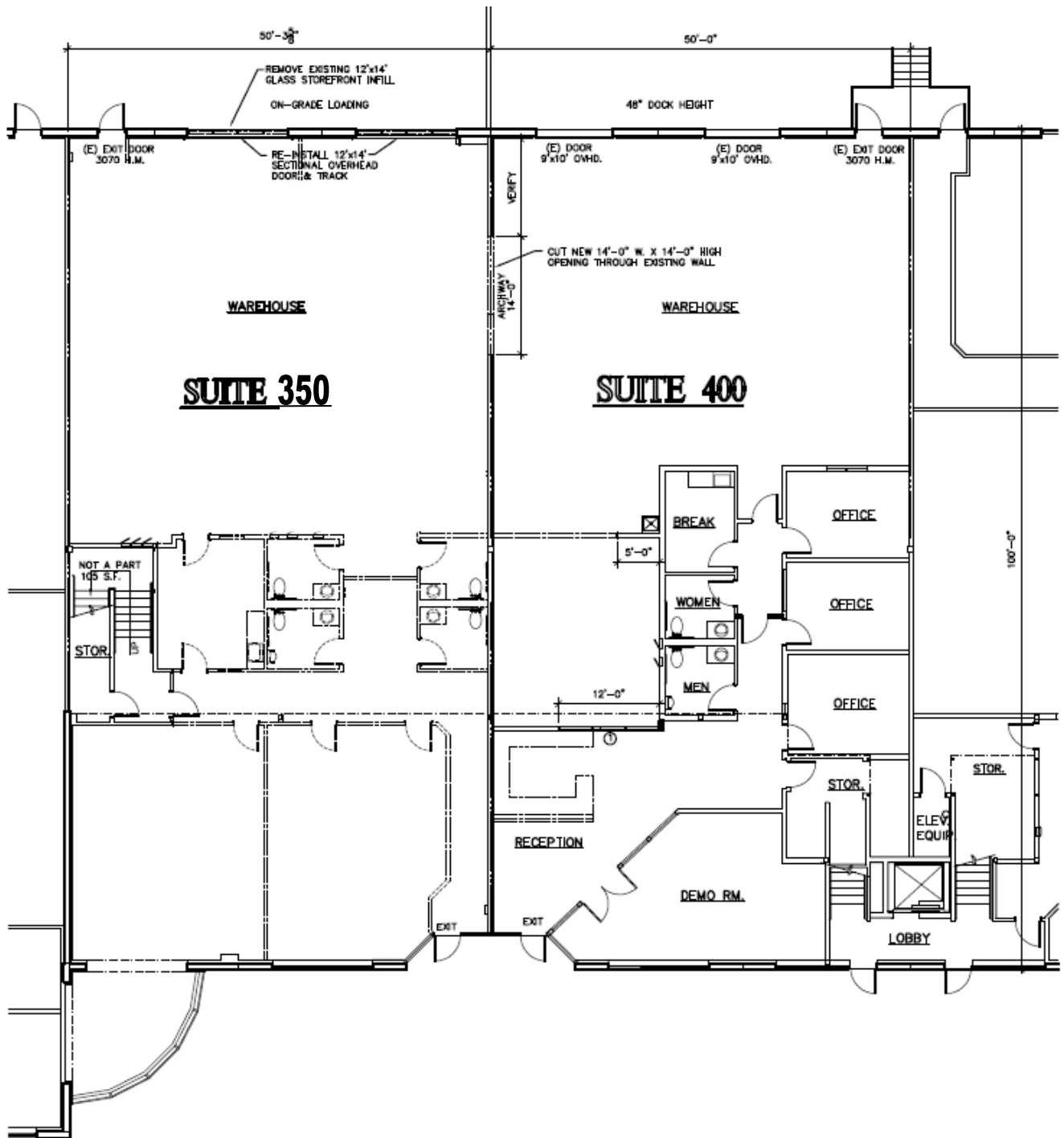
© 2016 Google

All boundary lines indicated are approximate only

Google earth

10020 E. KNOX AVE., SUITE 350 & 400 SPOKANE VALLEY, WA 99206

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 & TRACY LUCAS.



MARK LUCAS, SIOR / TRACY LUCAS
 (509) 755-7524 (509) 755-7558
KIEMLE & HAGOOD COMPANY

FLOOR PLAN