

# FOR LEASE



**KRUGER SHEET METAL** has constructed a new facility & has designed three additional buildings; two of which are available FOR LEASE

## **BUILDING B**

Rental Rate: \$0.75/SF/Mo (For entire building)

NNN Expense: \$0.12/SF/Mo

Building Size: ±67,500 SF; Divisible to ±30,000 SF

- 14 Dock doors (9 x 10)
- 4 Drive in Doors with the Ability to add 4 More
- 82 Parking Stalls

## **BUILDING C**

Rental Rate: Contact Listing Broker

Building Size: ±67,500 SF

\*Pre-leasing required to begin construction



## **SELKIRK INDUSTRIAL PARK**

18404 Garland Avenue  
Spokane Valley, WA 99216

**View  
Location**



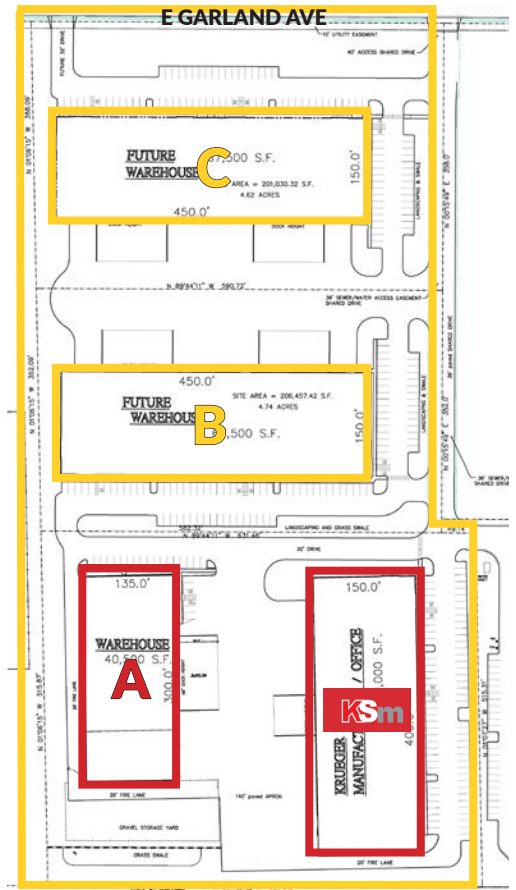
**CRAIG SOEHREN**

509.755.7548

craig.soehren@kiemleahagood.com

**KIEMLE  
HAGOOD**





# SELKIRK INDUSTRIAL PARK

18404 Garland Avenue  
Spokane Valley, WA 99216

## LEASE DETAILS

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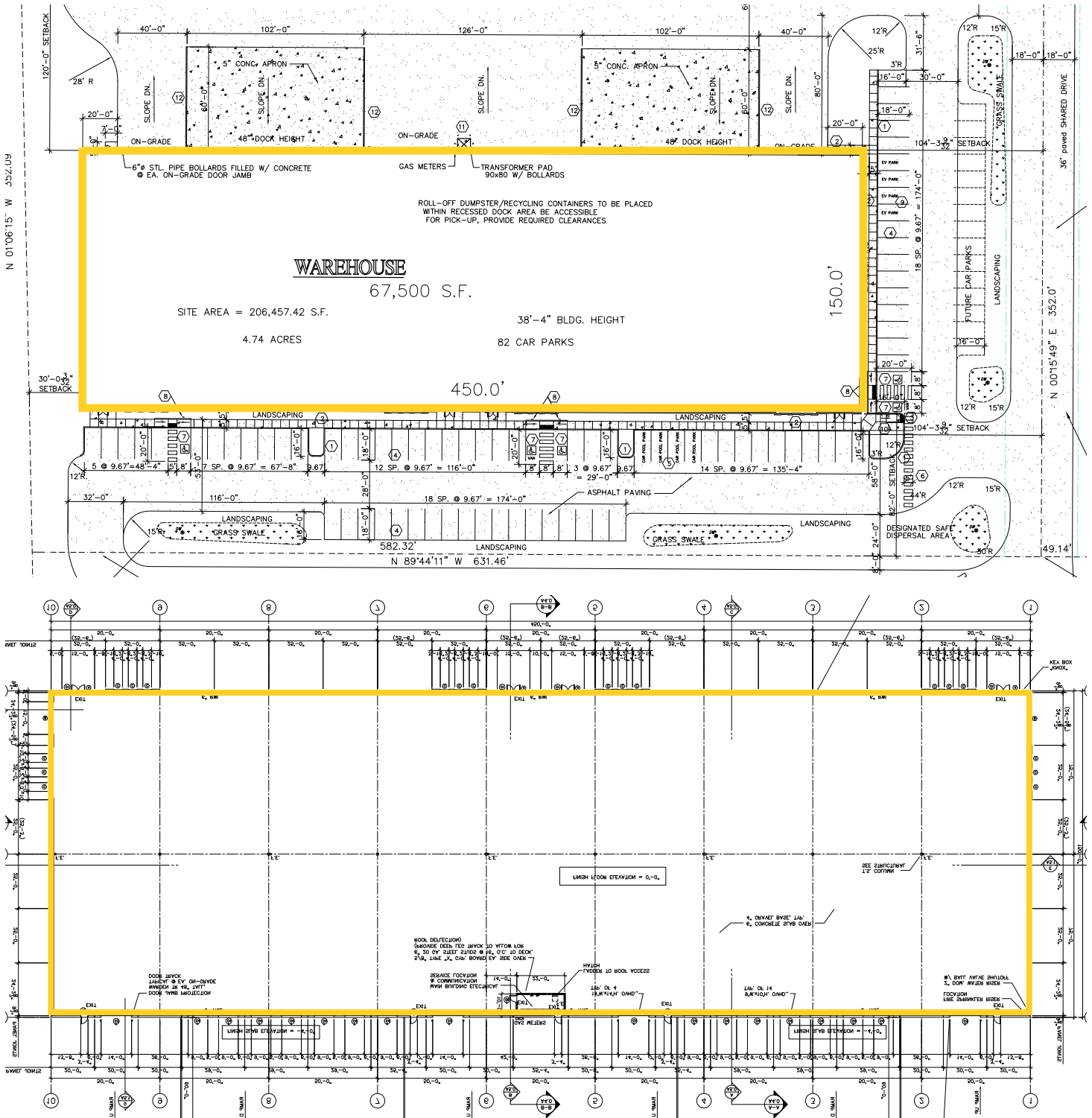
# BUILDING FLOOR PLANS

18404 Garland Avenue | Spokane Valley, WA

**BUILDING B**  
AVAILABLE NOW

**BUILDING C**  
Pre-leasing required to begin construction

- 32' clearance height
- Dock & grade-level loading
- Office BTS
- On-site property management
- ESFR sprinklers



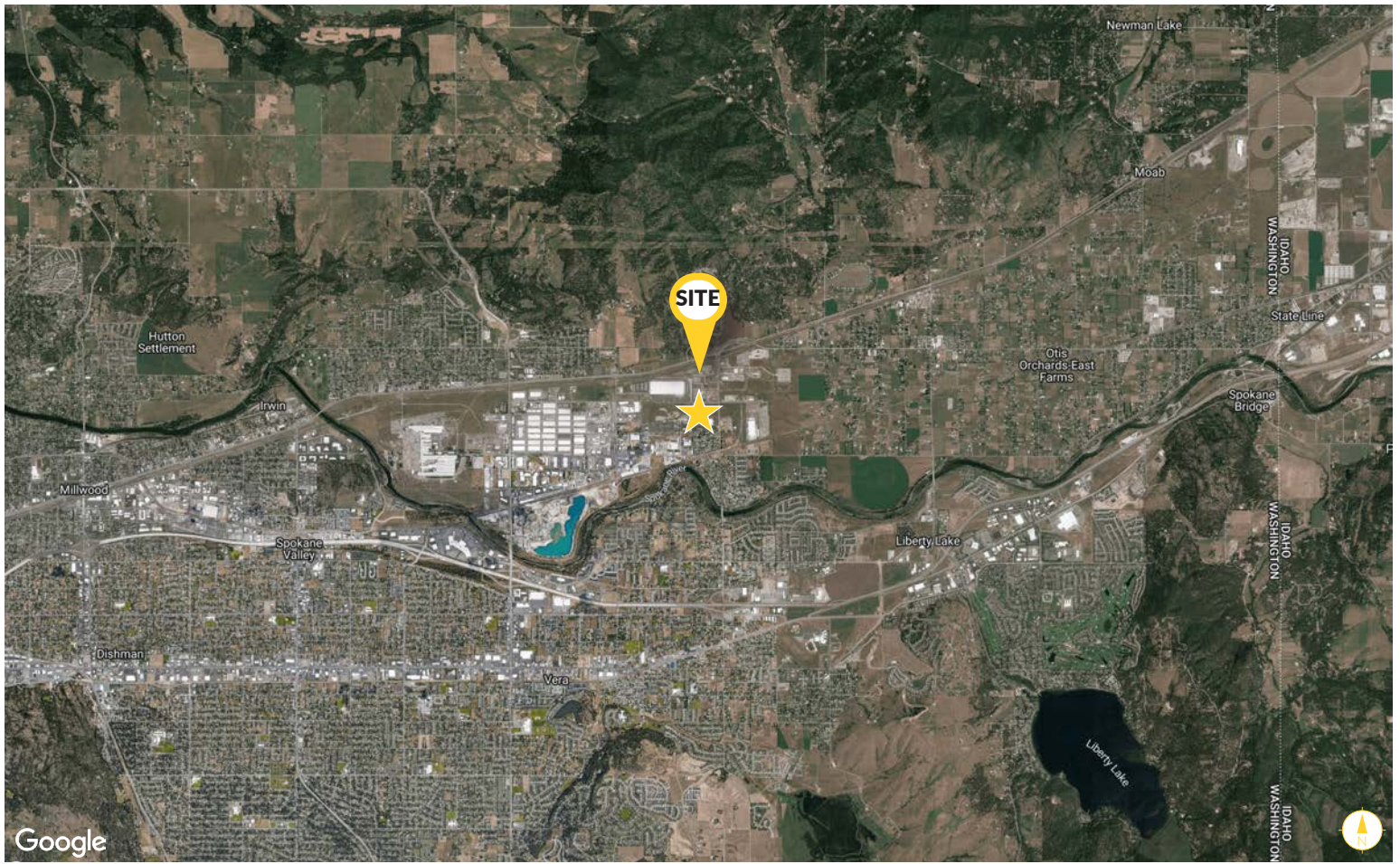


# BUILDING B - INTERIOR PHOTOS

18404 Garland Avenue | Spokane Valley, WA







# Selkirk Industrial Park

18404 Garland Avenue  
Spokane Valley, WA 99216



**CRAIG SOEHREN**

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**KIEMLE  
HAGOOD**

**OFFICE LOCATIONS**

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

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

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