



# FOR LEASE



## ***Valley Industrial Warehouse & Office***

***(Located on Valleyway Ave between Fancher and Lake Roads)***

**6021 E. Valleyway Ave  
Spokane Valley, WA 99212**



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argerco.com](mailto:ggarger@argerco.com) | [www.argerco.com](http://www.argerco.com)

# PROPERTY HIGHLIGHTS



**For Lease: \$8,575.00 per month plus NNN**

- **Parcel #: 35133.1106**
- **45,499 +/- SF Lot Site**
- **13,188 +/- SF Building**
- **\$.65 per SF (\$8,575.00 per month)**
- **2025 property taxes: \$749.07 Monthly, \$8,988.81 Annual**
- **Property Insurance: \$875.00 per Month**
- **Remodeled Office 1,188 SF: includes Reception, Three offices, Two Bathrooms, and Open Space. New Updates!**
- **Warehouse 60 x 200 (12,000 SF)**
- **Fenced Backyard**
- **Loading Dock Doors: 14 x 12 (2)**
- **Overhead Doors 14 x12 (3)**
- **18' Ft Clear Height, up to 28' Ft**
- **Gas and Electric Heat**
- **Single Phase Power**
- **Zoning: Industrial (I),** Allows all types of industrial development, manufacturing, processing, fabrication, assembly, disassembly, and freight-handling, etc.
- **Corner Lot, Centrally Located with I-90 Access (Fancher / Broadway Corridors).**
- **Showings by appointment only**

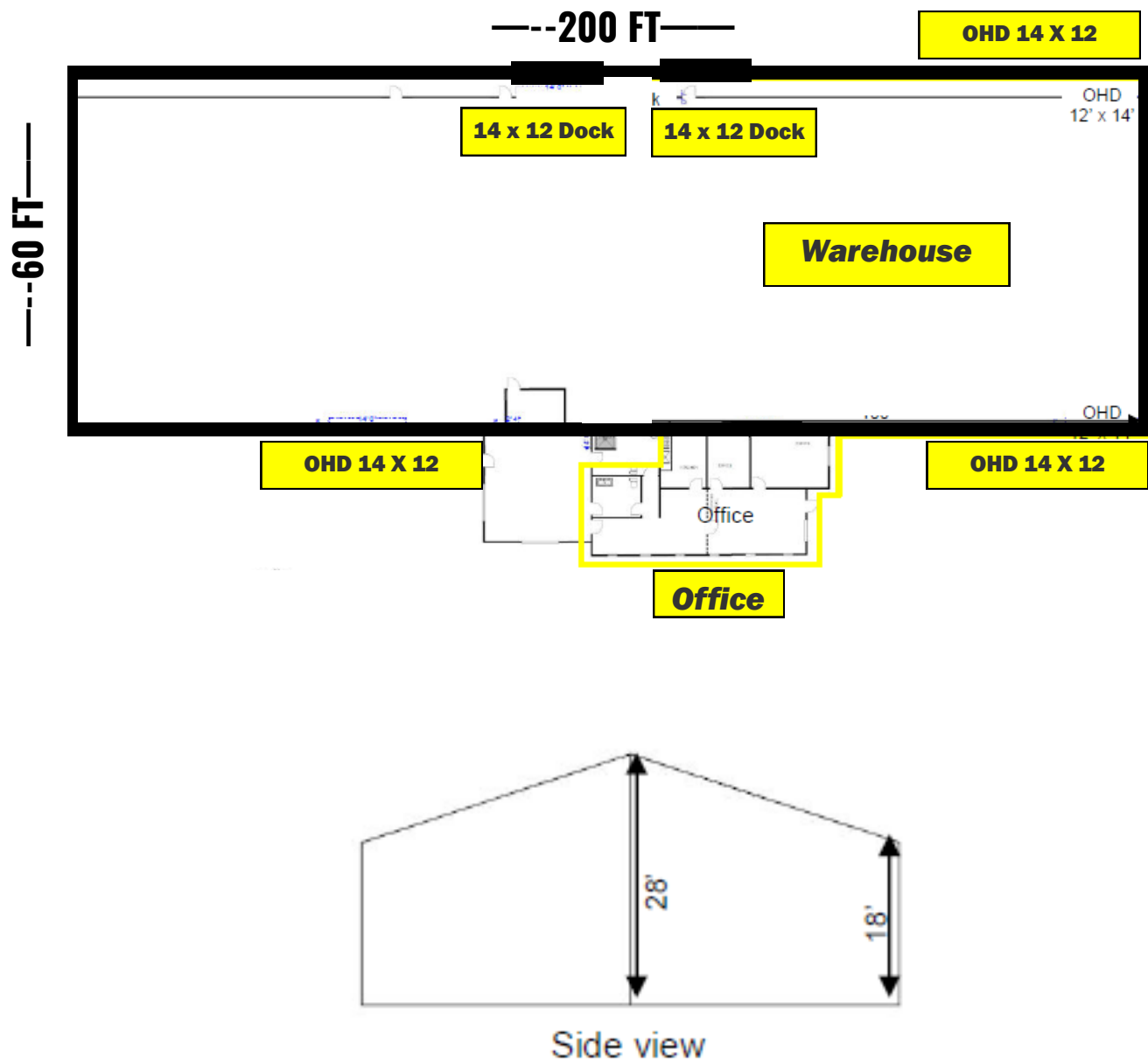
**VALLEY INDUSTRIAL WAREHOUSE & OFFICE \* 6021 E. VALLEYWAY AVE**



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# Floor Plan



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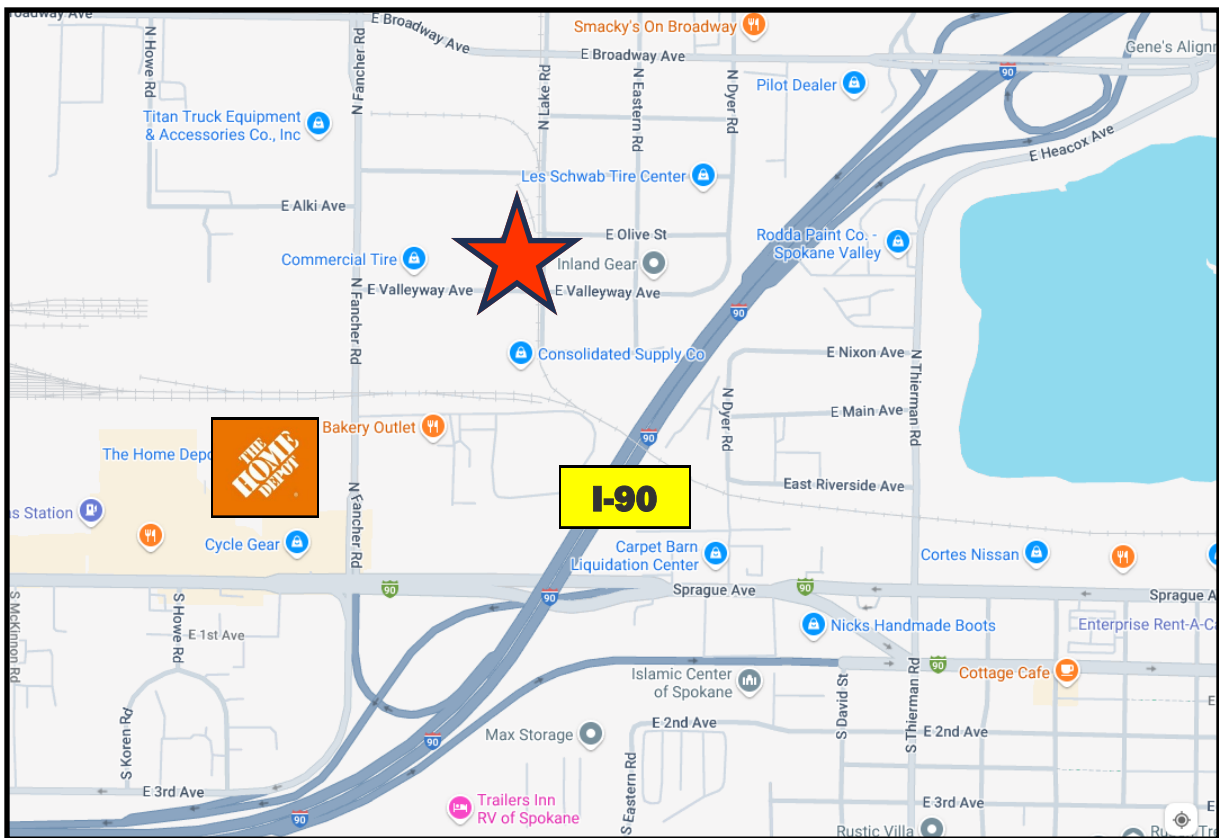


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# MAP



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# ABOUT US



For over **40 years** **G. ARGER CO. REAL ESTATE INC.**, has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.



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All prospective buyers should conduct their own analysis and inspections for their intended use.