

# FOR SALE OR 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 North 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 & whse	
	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	

**LEASE PRICE:** \$22,000/Month/NNN

**SALE PRICE:** \$5,600,000

## OFFICE & MANUFACTURING FACILITY |

23221 E. Knox Avenue  
Liberty Lake, WA 99019

**View  
Location**



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**KIEMLE  
HAGOOD**

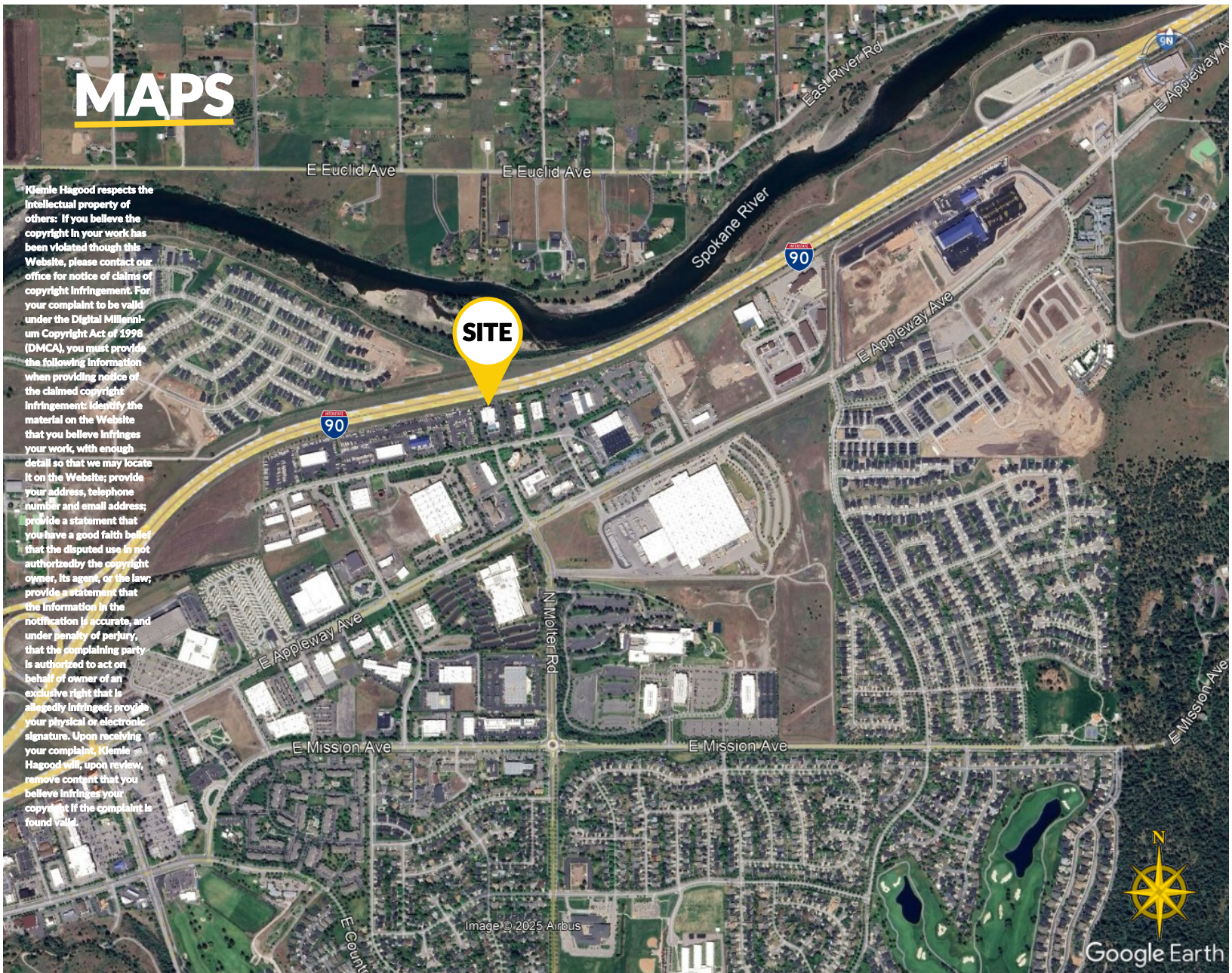
601 W. Main Ave., #400  
Spokane, WA 99201

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 01/16/25/tp J:\BROKERS\LUCAS DOCS\FLYERS\Knox E 23221.PUB

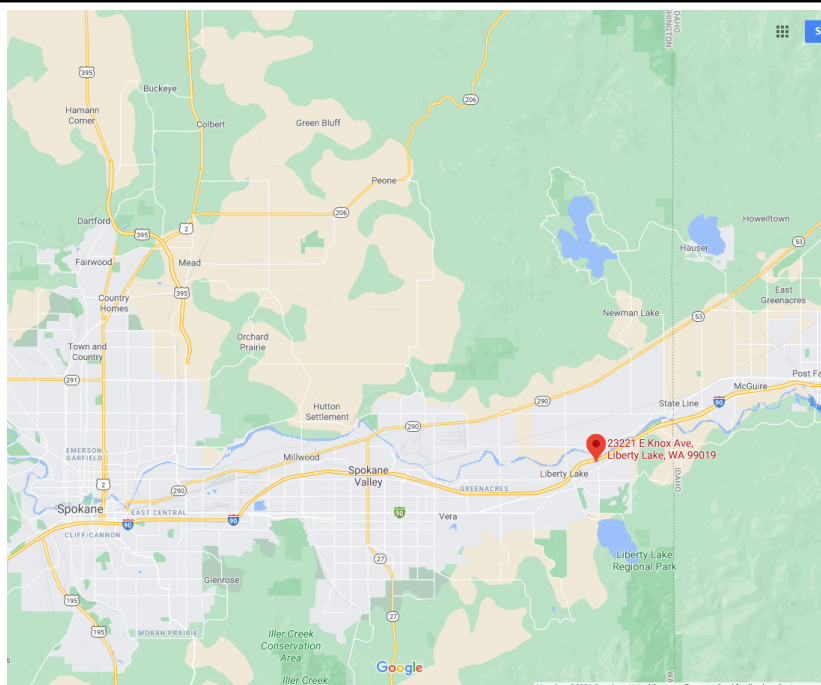


# MAPS

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

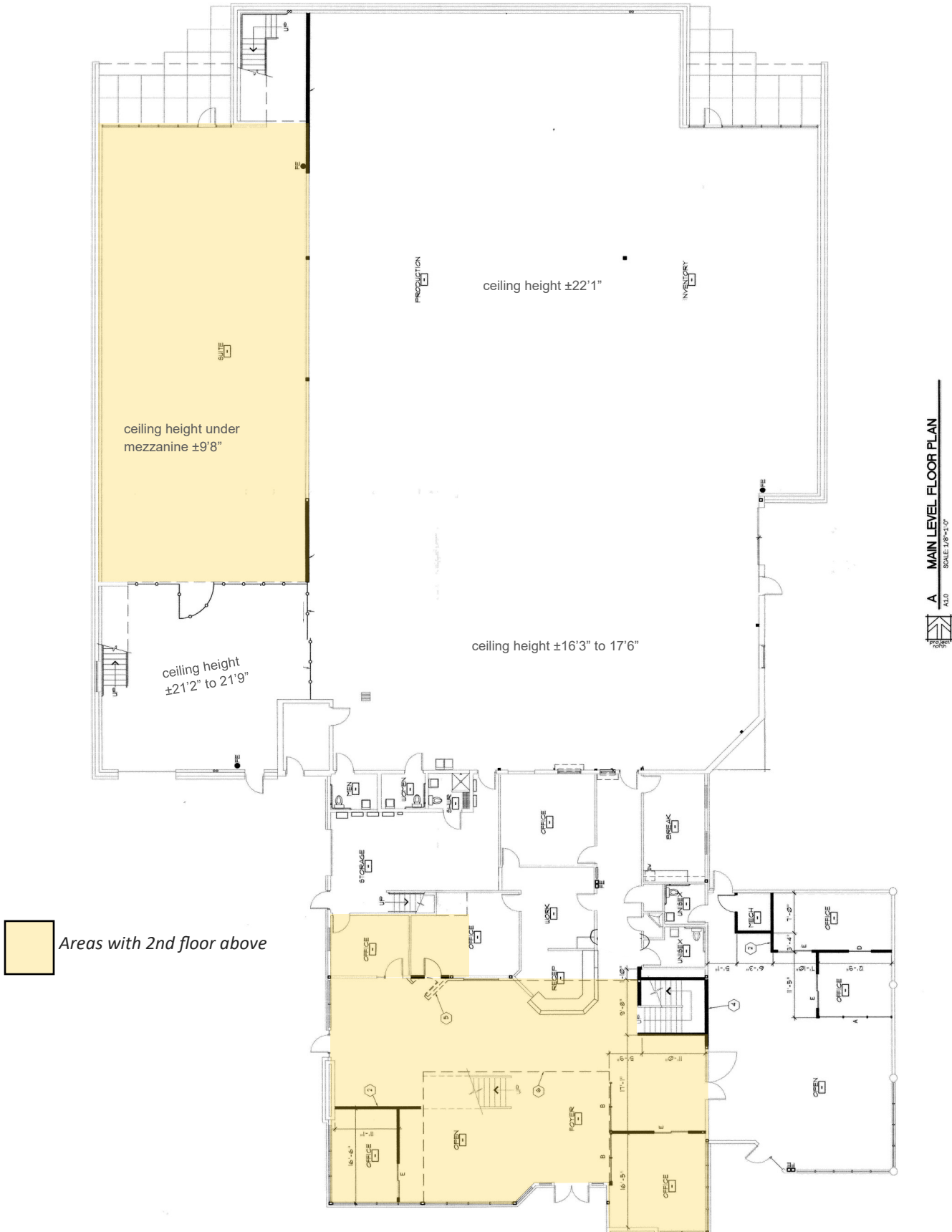




# FLOOR PLAN

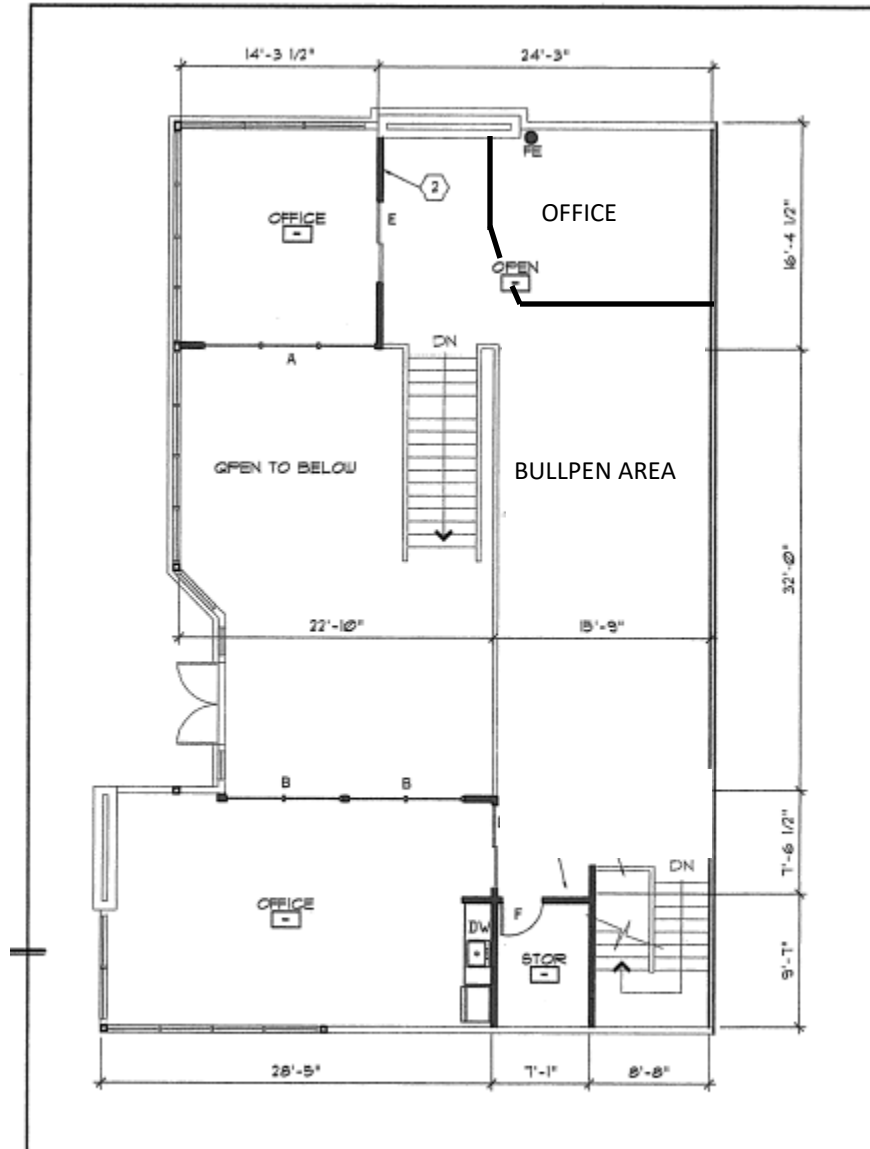
## MAIN FLOOR

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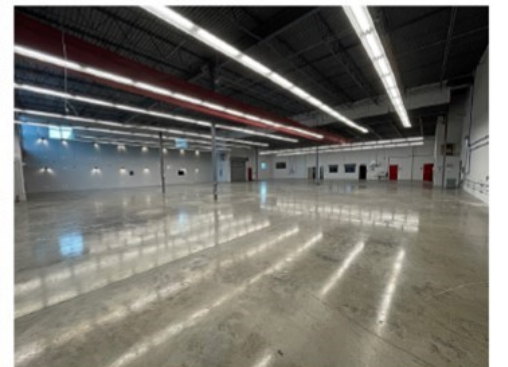
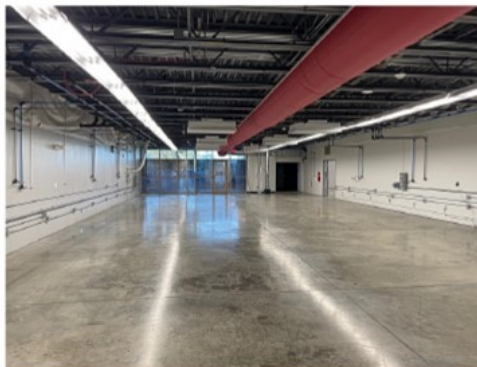
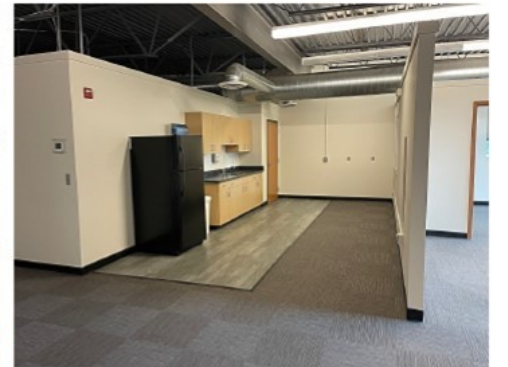
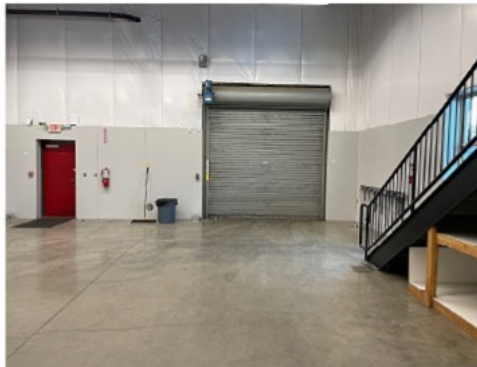
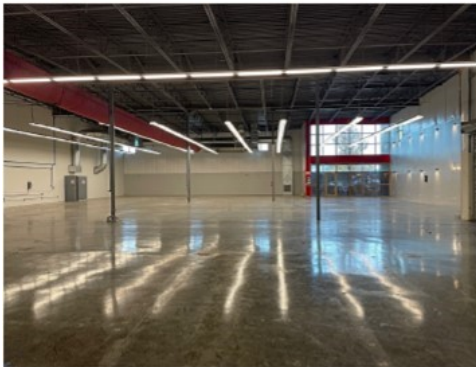
# 2ND FLOOR OFFICE PLAN

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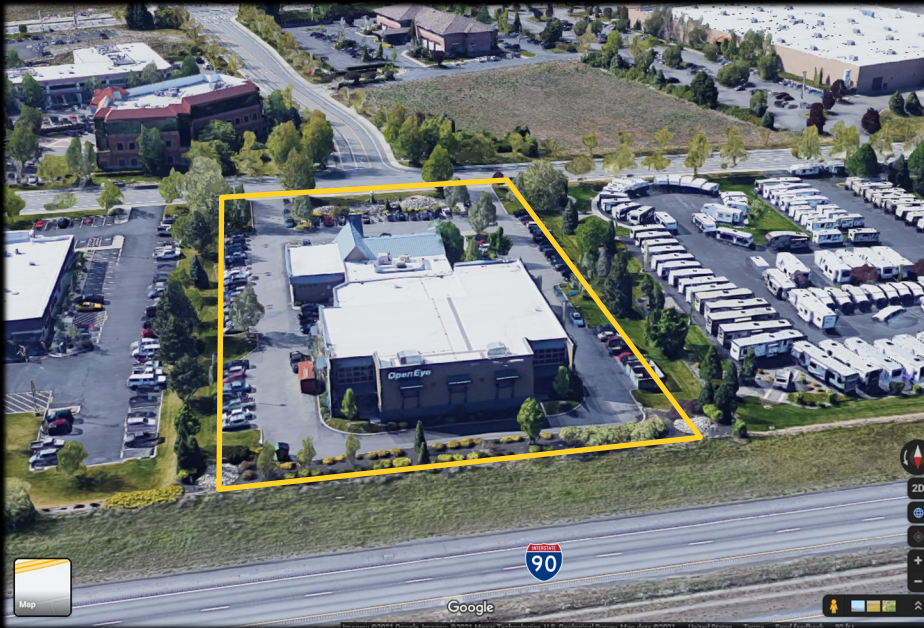


 **A** **UPPER FLOOR PLAN**  
A1.1 SCALE: 1/8"=1'-0"









## 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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