

# 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: \$0.78/SF/Mo

NNN Expense: \$0.12/SF/Mo

Available Space: ±41,100 SF

- 7 Dock doors (9 x 10)
- 3 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**

18412 E Garland Avenue  
Spokane Valley, WA 99216

**View  
Location**

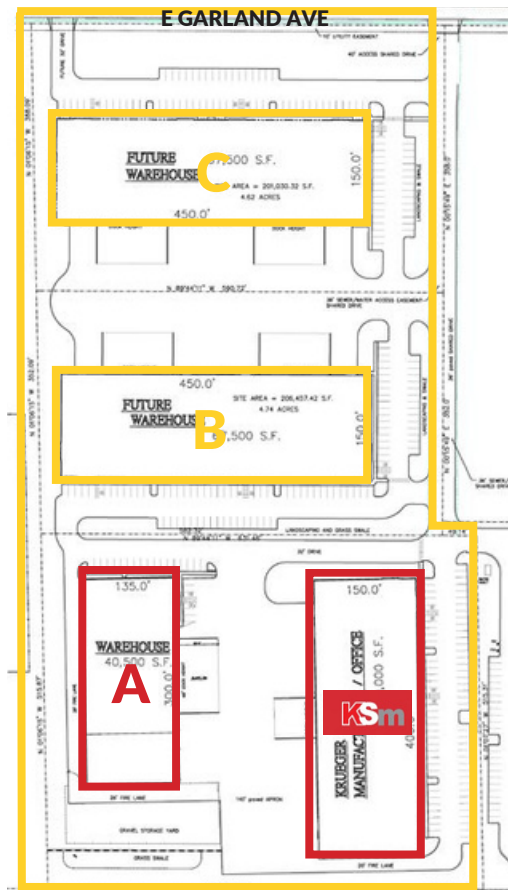


**CRAIG SOEHREN**  
509.755.7548  
craigs@kiemlehagood.com

**ERIK NELSON, SIOR**  
509.220.4042  
erik.nelson@kiemlehagood.com

**KIEMLE  
HAGOOD**





# SELKIRK INDUSTRIAL PARK

18412 E Garland Avenue  
Spokane Valley, WA 99216

## LEASE DETAILS

### BUILDING B

Rental Rate: \$0.78/SF/Mo

NNN Expense: \$0.12/SF/Mo

Available Space: ±41,100 SF

- 7 Dock doors (9 x 10)
- 3 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*



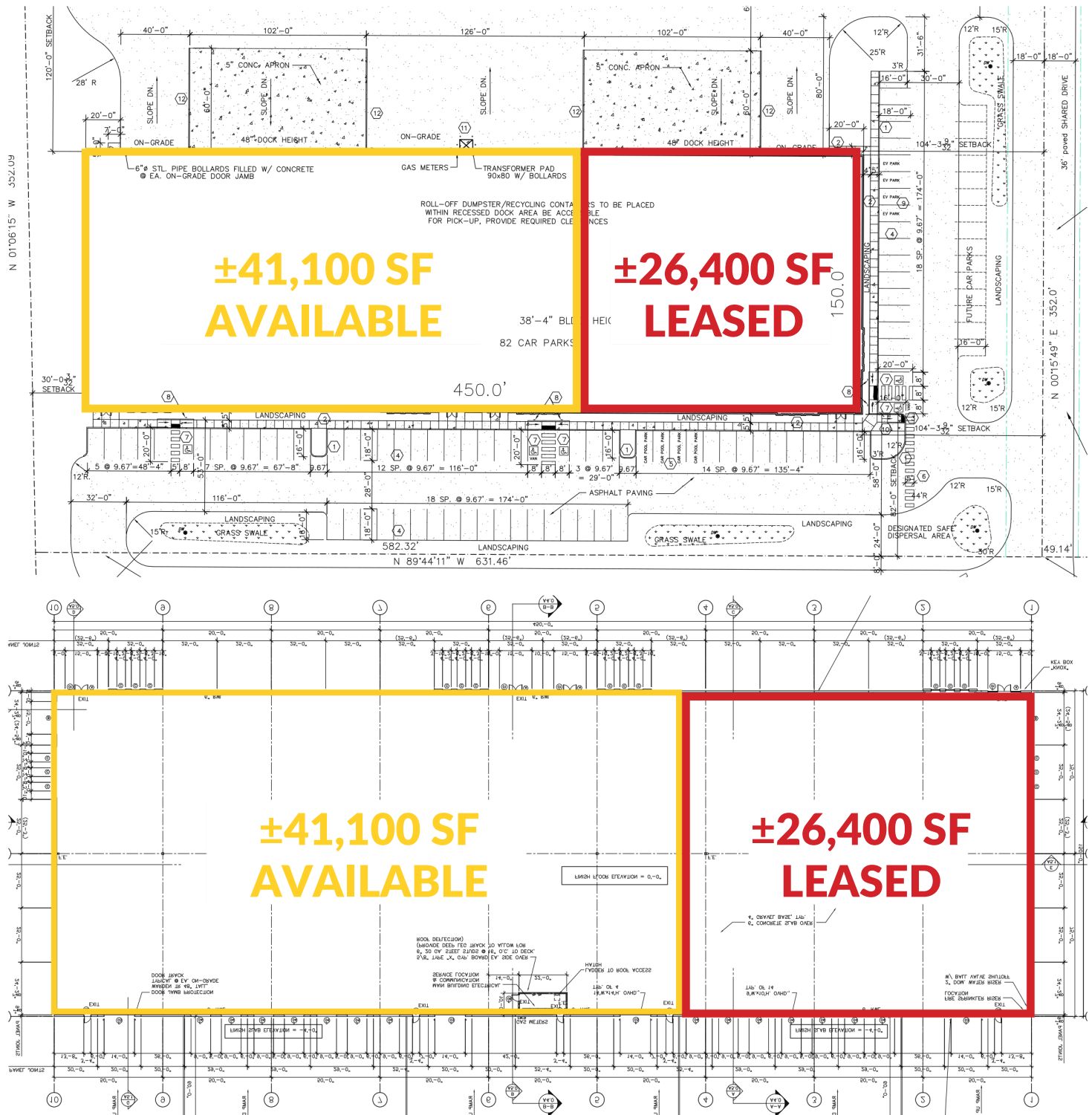
# BUILDING FLOOR PLANS

18412 E 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



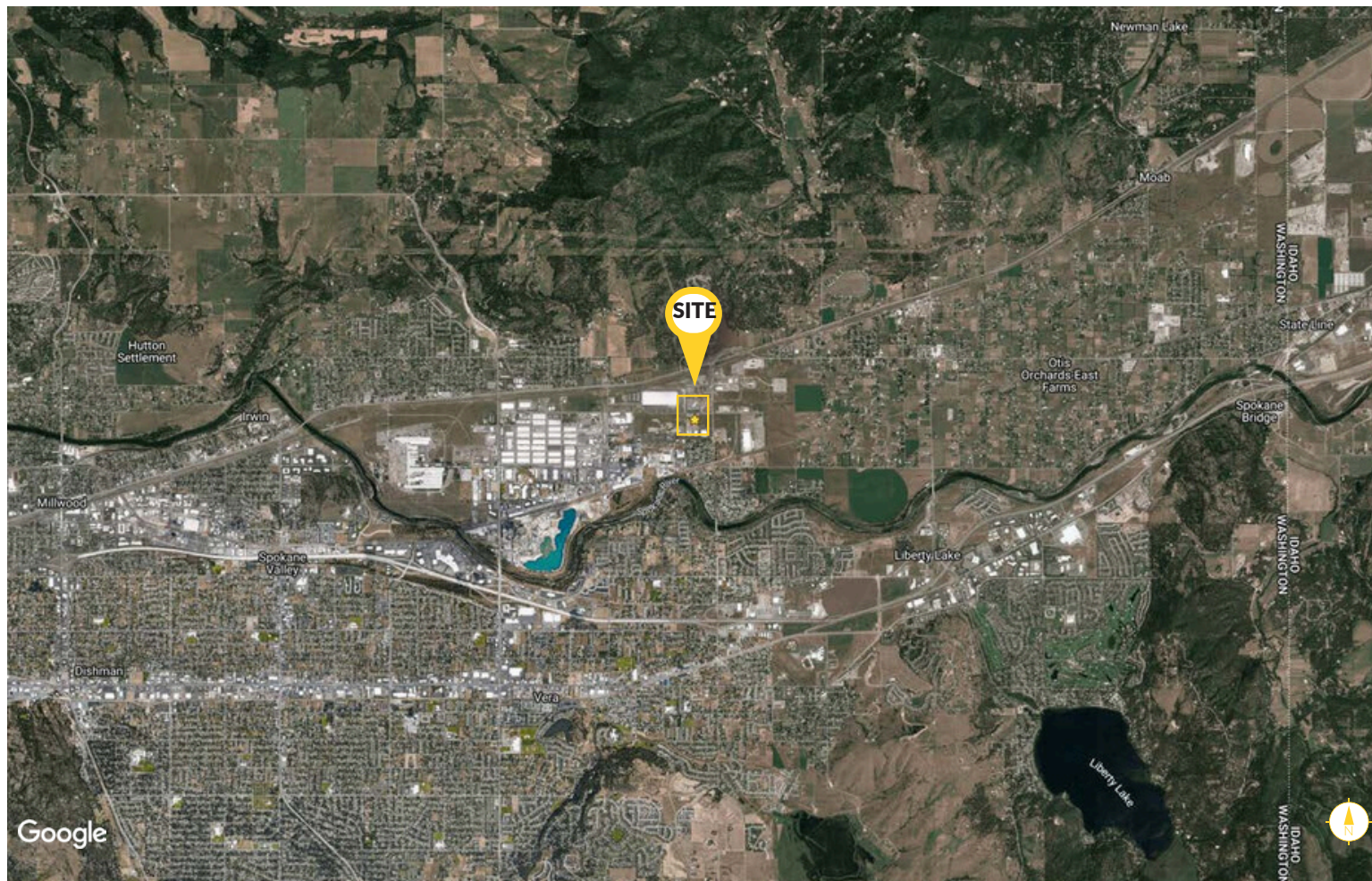


# BUILDING B - INTERIOR PHOTOS

18412 E Garland Avenue | Spokane Valley, WA







# Selkirk Industrial Park

18412 E Garland Avenue  
Spokane Valley, WA 99216



**CRAIG SOEHREN**  
509.755.7548  
craigs@kiemlehagood.com

**ERIK NELSON, SIOR**  
509.220.4042  
erik.nelson@kiemlehagood.com

**KIEMLE  
HAGOOD**

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

## OFFICE LOCATIONS

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

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood 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 the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.