

FOR LEASE



**Coming Spring 2026
Building 3 | Warehouse Space for Lease**

2740 N Eagle Lane | Liberty Lake WA 99019

KIEMLEHAGOOD

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NEW CONSTRUCTION | COMING SPRING 2026

New construction warehouse space is available at Knox Lane III – Building 3, the final phase of the Knox Lane Development. Available spaces feature four $\pm 2,250$ SF units, each with one (1) 14' OH door. These heated and insulated units include a sprinkler system and the option for additional office space that can be build out by the Landlord. Units can be combined for a maximum of 9,000 SF.

Photos shown throughout flyer are of Building 2, and are not exact depictions of available Building 3 once constructed. Architectural style to be comparable.

BUILDING 3 | SPACE AVAILABLE FOR LEASE

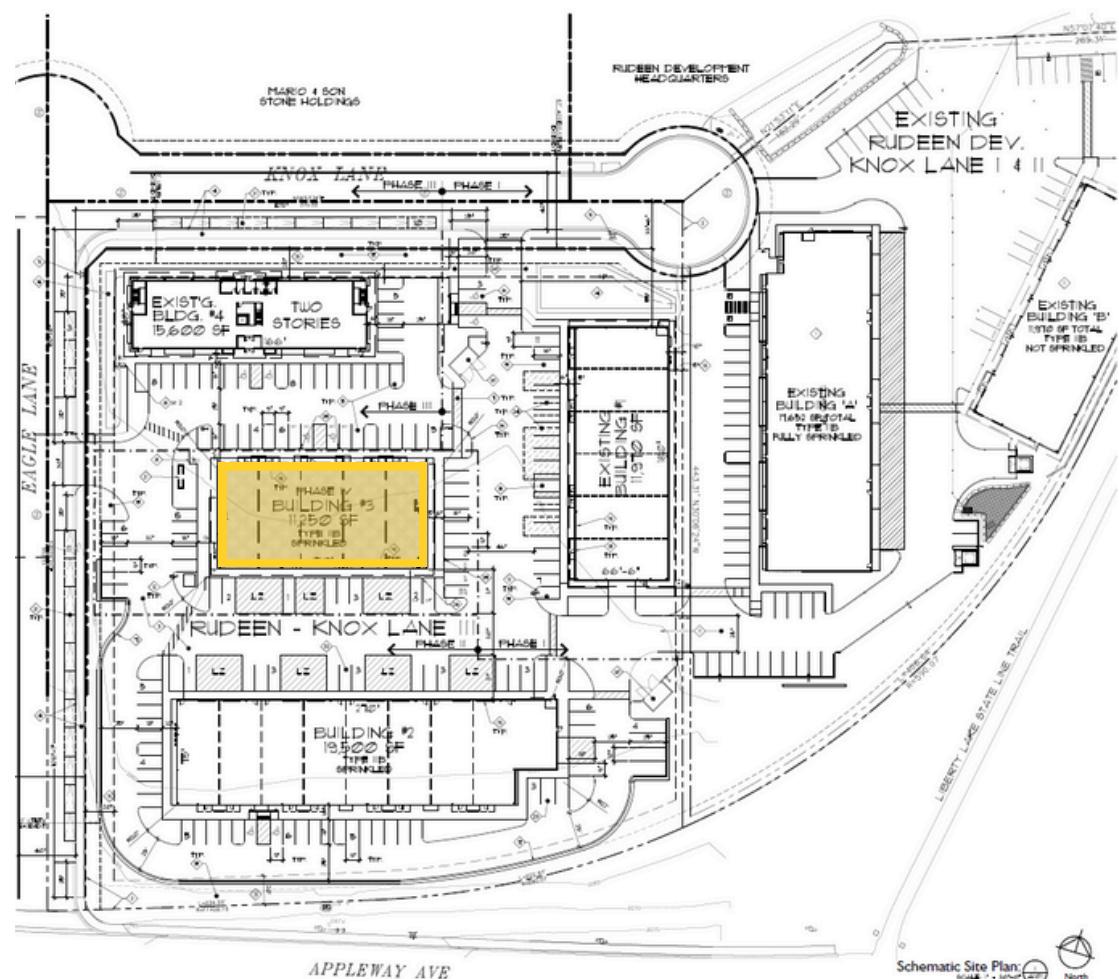
AVAILABLE SPACE	$\pm 2,250 - 9,000$ SF
TOTAL BUILDING SIZE	$\pm 11,250$ SF
BUILDING FLOORS	1
NEW CONSTRUCTION	Coming Spring 2026
ZONING	C1 Community Commercial - Liberty Lake

SUITES AVAILABLE

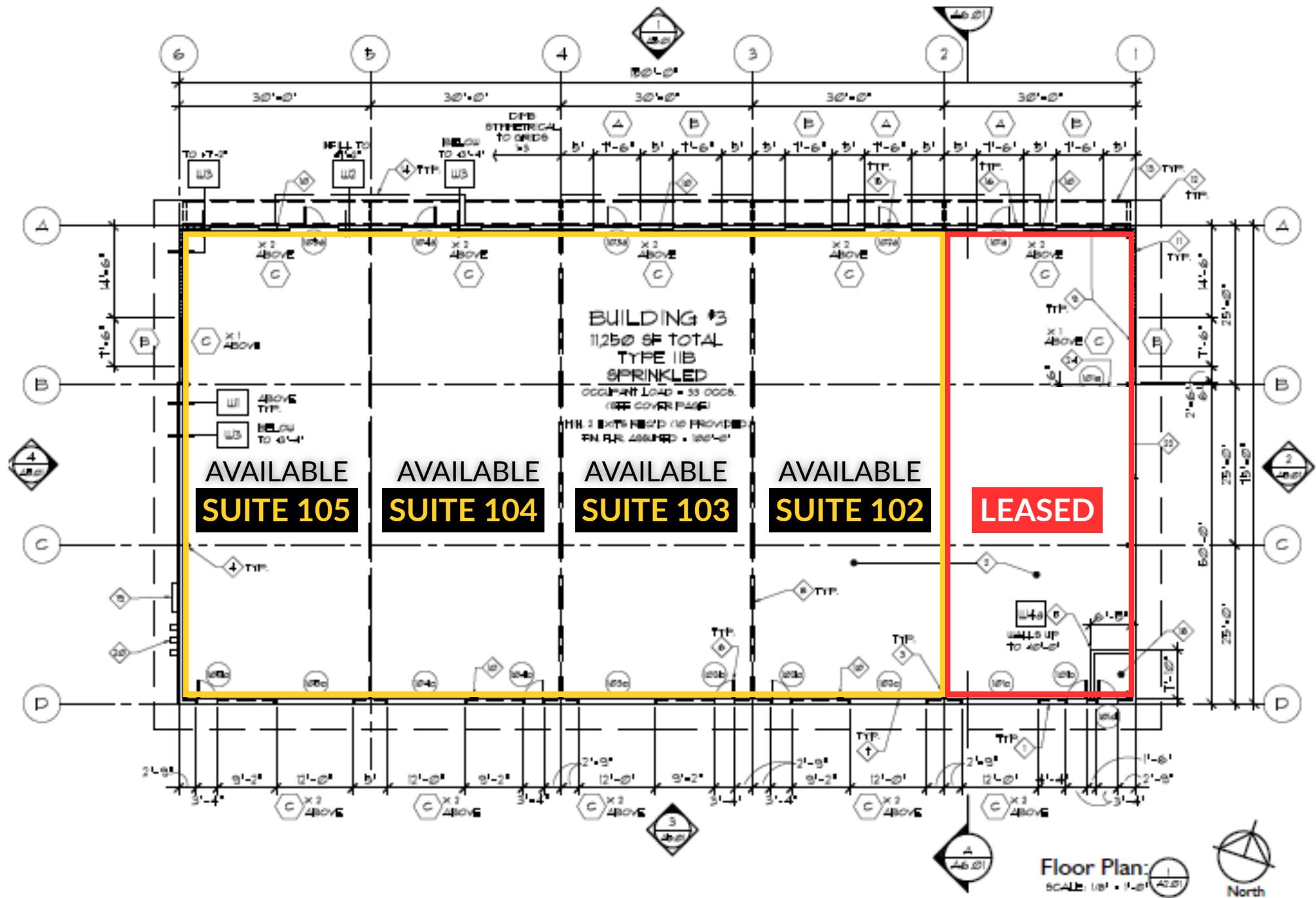
SUITE #	SUITE SF	LEASE RATE	EST. CAMS
102	$\pm 2,250$ SF	\$1.25 PSF/MO	$\pm \$0.28$ PSF/MO
103	$\pm 2,250$ SF	\$1.25 PSF/MO	$\pm \$0.28$ PSF/MO
104	$\pm 2,250$ SF	\$1.25 PSF/MO	$\pm \$0.28$ PSF/MO
105	$\pm 2,250$ SF	\$1.25 PSF/MO	$\pm \$0.28$ PSF/MO

- Final phase of Knox Lane Development
- Heated + Insulated
- Includes Sprinkler System
- One (1) 14 foot OH door in each unit

Additional Office Space: \$2.00 PSF for office specific space, basic level of finishes. Tenant to submit requested plan.



FLOOR PLAN



SITE MAP



BUILDING 3 | UNDER CONSTRUCTION

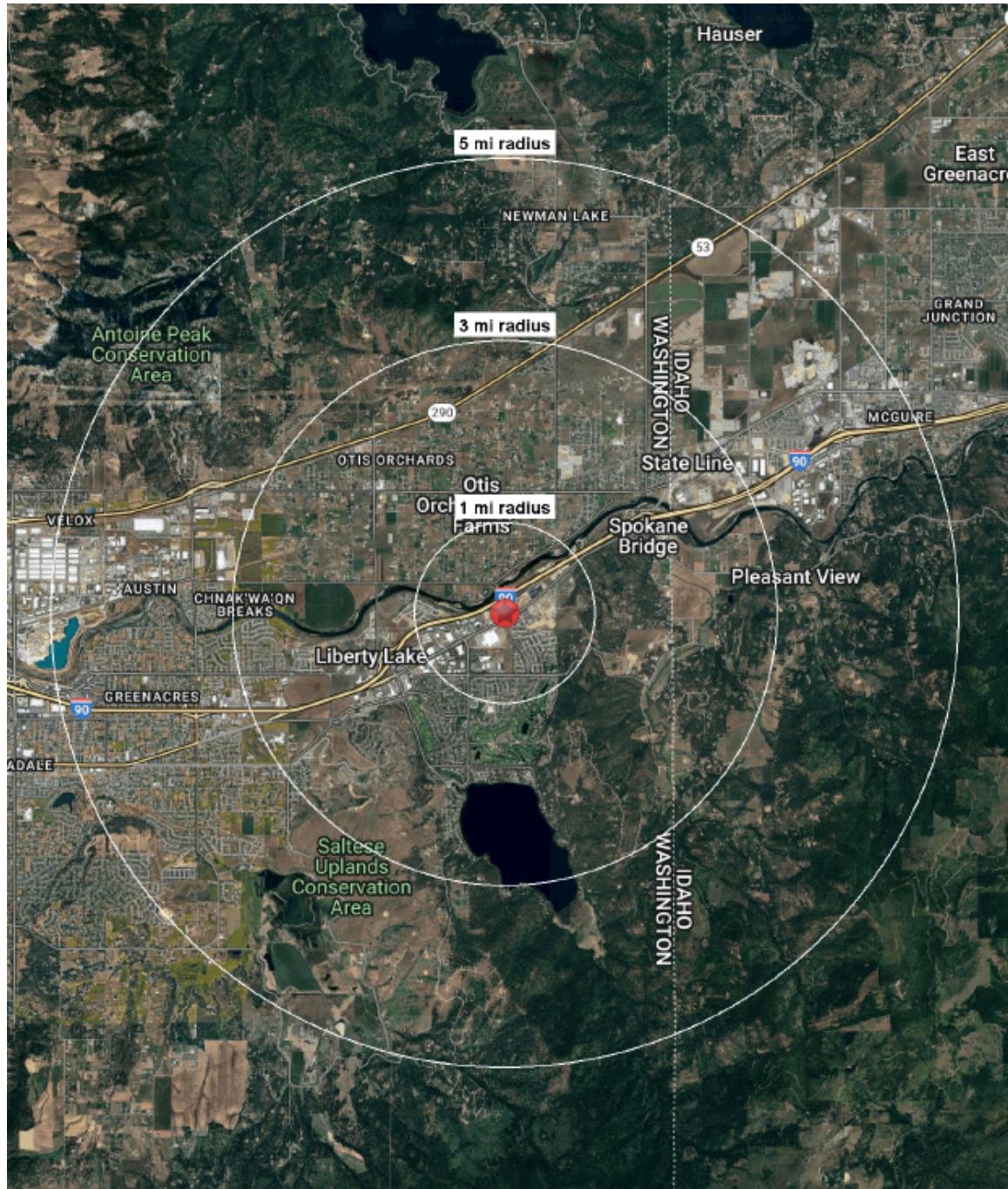


BUILDING 2

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SURROUNDING AREA



DEMOGRAPHICS

	1 MI	3 MI	5 MI
Est Pop 2025	4,197	22,020	49,568
Projected Pop 2030	4,244	22,629	52,377
Proj Ann Growth (25-30)	1.11%	2.77%	5.67%
Est Daytime Pop	4,422	14,371	31,037
2024 Average HHI	\$154,333	\$143,372	\$123,497
2024 Median HHI	\$123,084	\$108,044	\$94,477



DISTANCE & DRIVE TIMES

SPOKANE VALLEY, WA

±14 Minutes, ±9 Miles

SPOKANE, WA

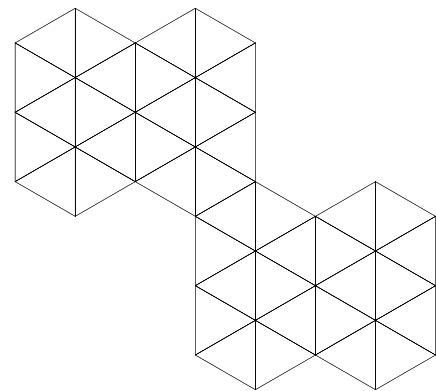
±22 Minutes, ±18 Miles

POST FALLS, ID

±11 Minutes, ±8 Miles

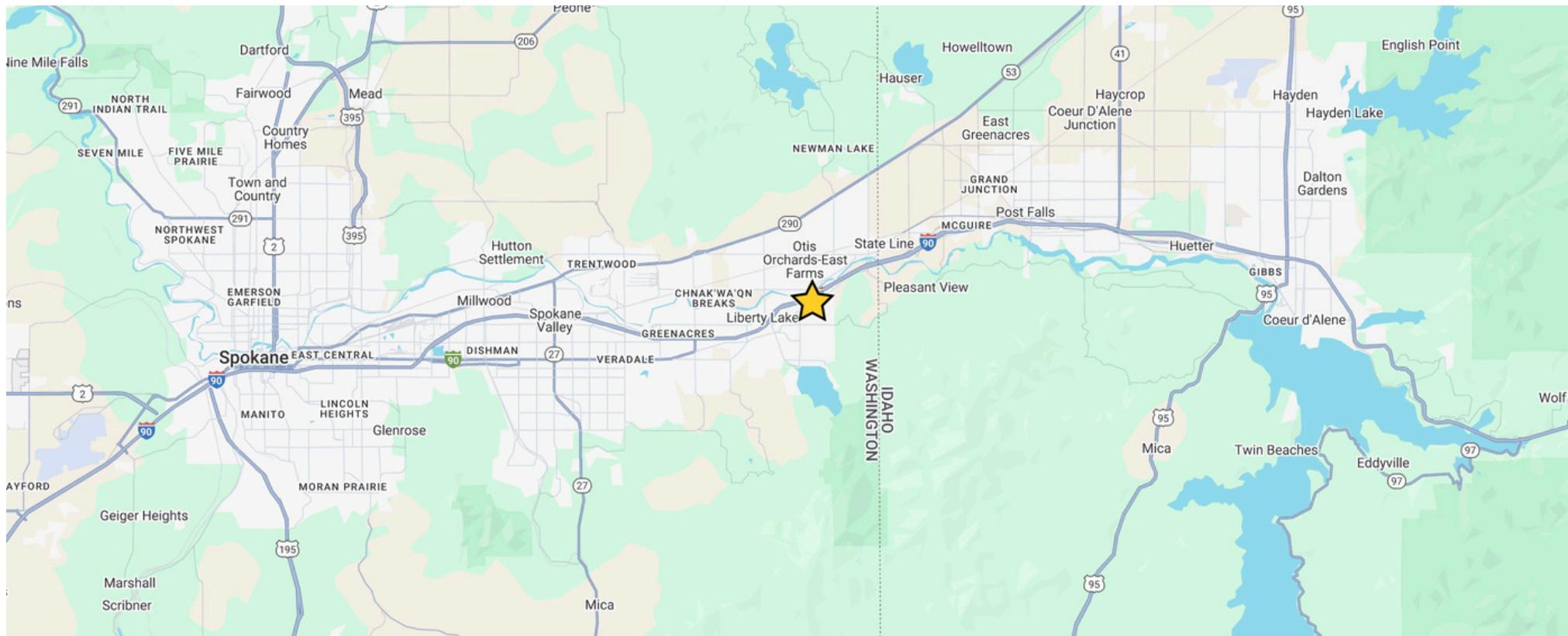
COEUR D'ALENE, ID

±22 Minutes, ±16 Miles



SURROUNDING AREA





Knox Lane III - Warehouse Space for Lease

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OFFICE LOCATIONS

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

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