

OFFICE / WAREHOUSE / DISTRIBUTION FOR LEASE

10020 E. KNOX, SUITE 50
SPOKANE VALLEY, WA 99206



- LOCATION:** Well-located along the Montgomery corridor between Pines and Argonne. This property has I-90 frontage & exposure and is between the Argonne & Pines Road interchanges. I-90 exposure to an estimated $\pm 102,000$ vehicles per day per WSDOT 2015 report. Current location of Associated Business Systems.
- SITE:** A portion of a multi-tenanted complex; ± 16.3 acres, $\pm 710,000$ SF
- ZONING:** City of Spokane Valley I-1, Light Industrial
- IMPROVEMENTS:**
- | | |
|-----------------------|--|
| Total Area Available: | $\pm 6,694$ SF |
| Office Area: | $\pm 4,194$ SF |
| Warehouse Area: | $\pm 2,500$ SF |
| Overhead Doors: | Two (2) grade-level drive-in doors (no dock) |
| Year Built: | 2000 |
| Construction Type: | Concrete tilt |
| Truss Clearance: | 27'0" to 28'0" |
| Fire Sprinkler: | Wet system |
| Power: | 277V & 480V 3-phase |
| Insulation: | R-30 Roof, R-13 Walls |
- PARKING:** 25 car parks, unassigned and unreserved
- AVAILABLE:** June 1, 2017
- NNN EXPENSES:** 2017 operating expenses estimated at 18.5¢/SF/month
- LEASE PRICE:** \$5,400/Mo/NNN

(Please See Attached Floor Plan & Aerial)

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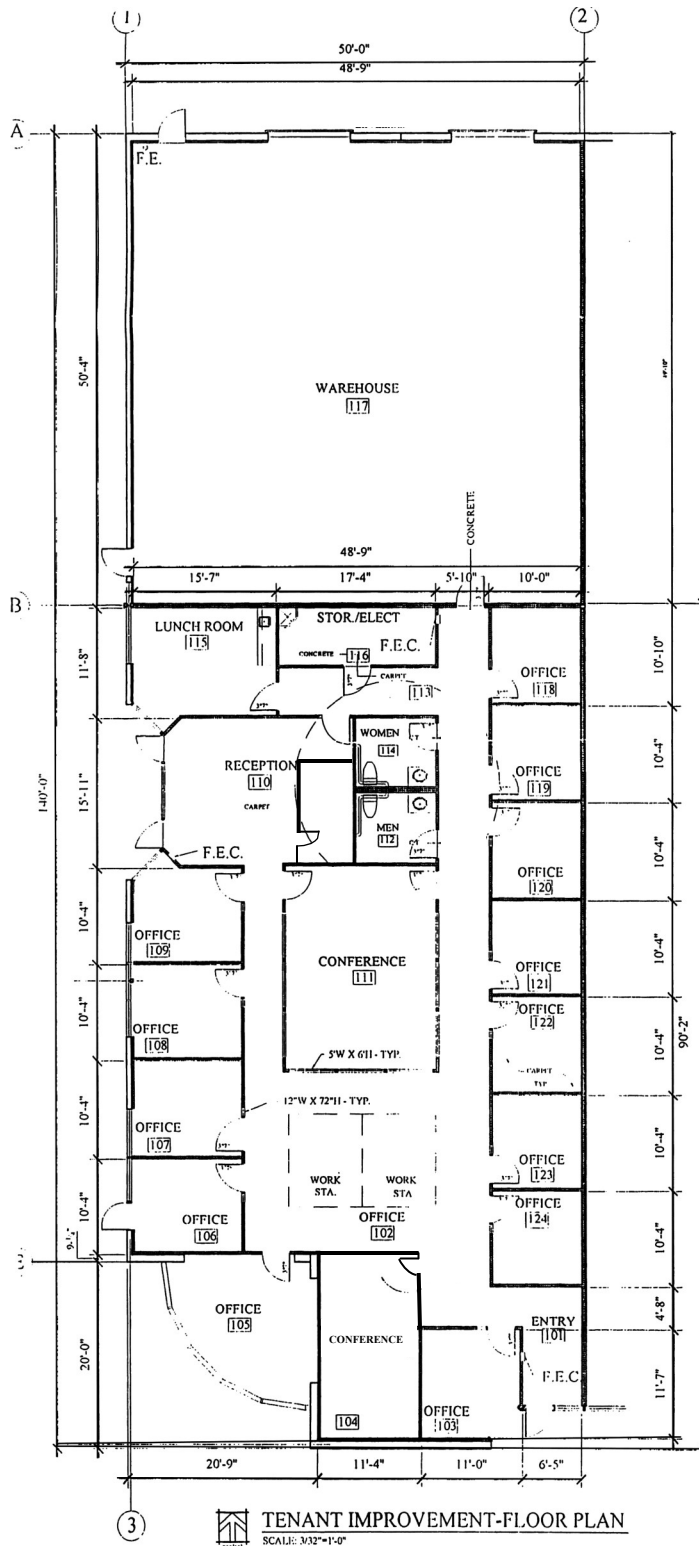
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All boundary lines indicated are approximate only.

Google earth

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TENANT IMPROVEMENT-FLOOR PLAN
SCALE: 3/32"=1'-0"

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FLOOR PLAN