

# OFFICE/WAREHOUSE FOR LEASE

**10020 E. KNOX AVE., SUITE 400  
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 interchange. I-90 traffic estimates are  $\pm 100,000$  vehicles per day. Former location of Toshiba Business Solutions.

**SITE:**

A portion of a multi-tenanted complex.  $\pm 16.3$  acres,  $\pm 710,000$  SF

**NEW ZONING:**

City of Spokane Valley I, Industrial

**IMPROVEMENTS:**

Total Area Available:	$\pm 4,834$ SF
Office Area:	$\pm 2,600$ SF
Warehouse Area:	$\pm 2,234$ SF
OHDs:	Two (2), 9'W x 10'H; 1 ramped drive-in; 1 dock high, see floor plan
Year Built:	2000
Construction Type:	Concrete tilt
Truss Clearance:	27'0" to 28'0"
Fire Sprinkler:	Wet system – EFSR Designed
Power:	120/208 Volt 3-phase
Utilities:	Gas serviced by Avista; electric serviced by Modern Electric. 12 month average for gas+electric= \$225/month when occupied.
Insulation:	R-30 Roof, R-19 Walls

**MESSAGE**

**CENTER SIGN:**

Business advertisement on message center sign available.

**OPERATING EXPENSE:**

2017 operating expenses are estimated at 18.5¢/SF/Month

**LEASE PRICE:**

\$2,974.00/Month/NNN (40¢/SF/Mo/NNN ~ Whse; 80¢/SF/Mo/NNN ~ Office)

(Please See Attached Floor Plan & Aerial Photo)

**CONTACT:**

**MARK LUCAS, SIOR**

509.755.7524  
Fax: 509.755.7570  
[mlucas@khco.com](mailto:mlucas@khco.com)

**KIEMLE & HAGOOD COMPANY**

601 W. MAIN AVENUE, SUITE 400  
Spokane, WA 99201

**TRACY LUCAS**

509.755.7558  
Fax: 509.755.7570  
[tracyl@khco.com](mailto:tracyl@khco.com)

# 10020 E. KNOX AVE., SUITE 400 SPOKANE VALLEY, WA 99206



*Kiemle & Hagood Company 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 owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle & Hagood Company will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.*

**MARK LUCAS, SIOR / TRACY LUCAS**  
**(509) 755-7524 (509) 755-7558**  
**KIEMLE & HAGOOD COMPANY**

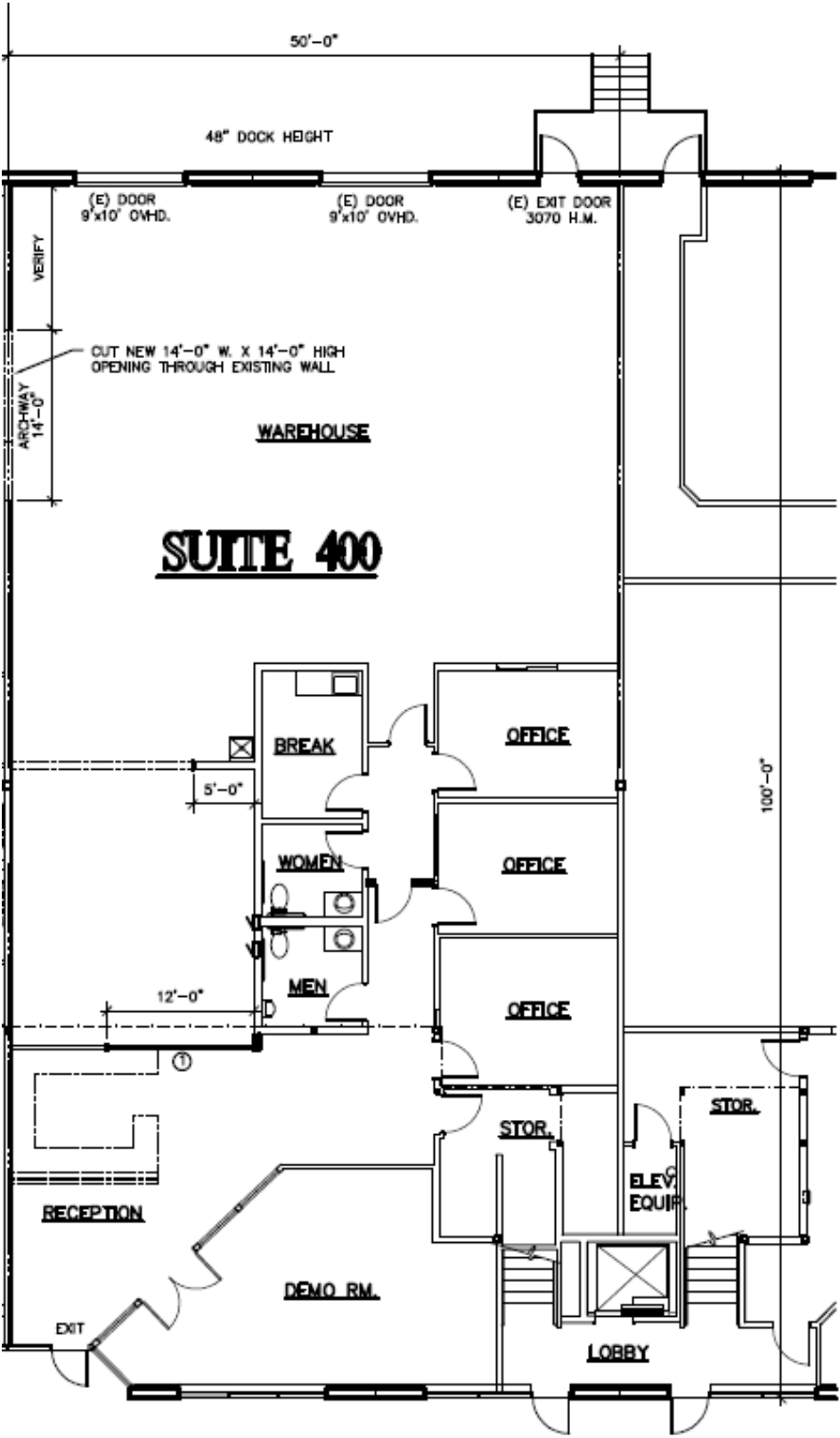
© 2016 Google

All boundary lines indicated are approximate only.

Google earth

# 10020 E. KNOX AVE., SUITE 400 SPOKANE VALLEY, WA 99206

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



MARK LUCAS, SIOR / TRACY LUCAS  
(509) 755-7524 (509) 755-7558  
KIEMLE & HAGOOD COMPANY

**FLOOR PLAN**