

# BRAND NEW SHOWROOM/FLEX PRE-LEASING

CLASS-A RETAIL OR WAREHOUSE/INDUSTRIAL USE

22421 E. APPLEWAY AVE.  
LIBERTY LAKE, WA 99019



## OFFERING SUMMARY

**Price** \$2/SFT/MO/NNN\*

**Est. NNN** \$2/SFT/YR

**Est. Bldg. Size** +/- 65,000 SFT

**Parcel Size** 3 AC

**Spaces** Up to 8 Units Available

**Zoning** C2 & I

\* TI Allowance negotiable

- Showroom/Retail or Flex/Warehouse Use
- Available Space: +/- 50,000 SFT
- Access to major roads & I-90
- APN: 55103.0202
- Estimated completion: May 2026
- **\$0.067/Cubic SFT/MO**



**PROPERTY TOUR - CLICK HERE**

**STEVEN DAINES**  
**SETH PETERSON**

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[WWW.DAINESCAPITAL.COM](http://WWW.DAINESCAPITAL.COM)

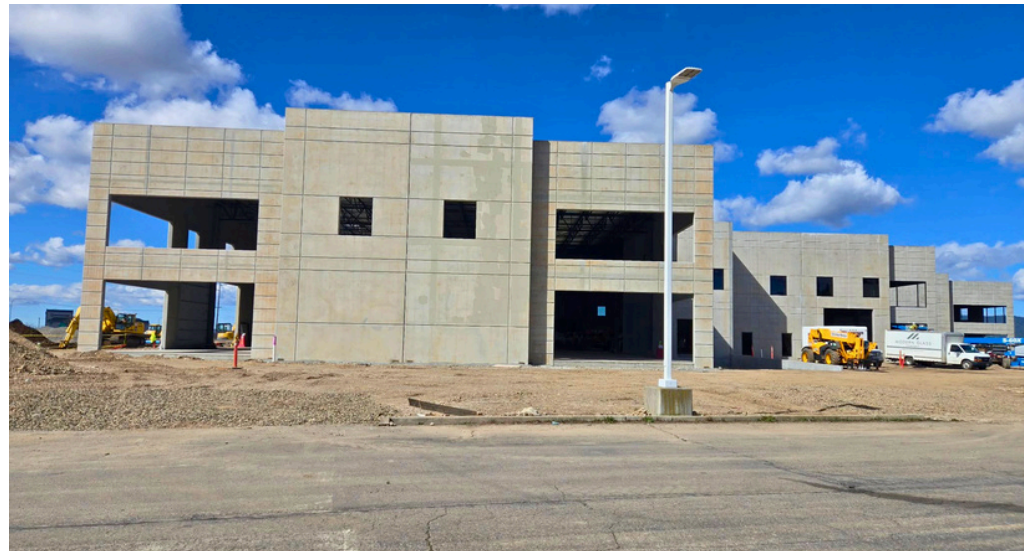
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RENDERING FOR VISUAL  
PURPOSES ONLY - DOES NOT  
REFLECT FINAL PRODUCT



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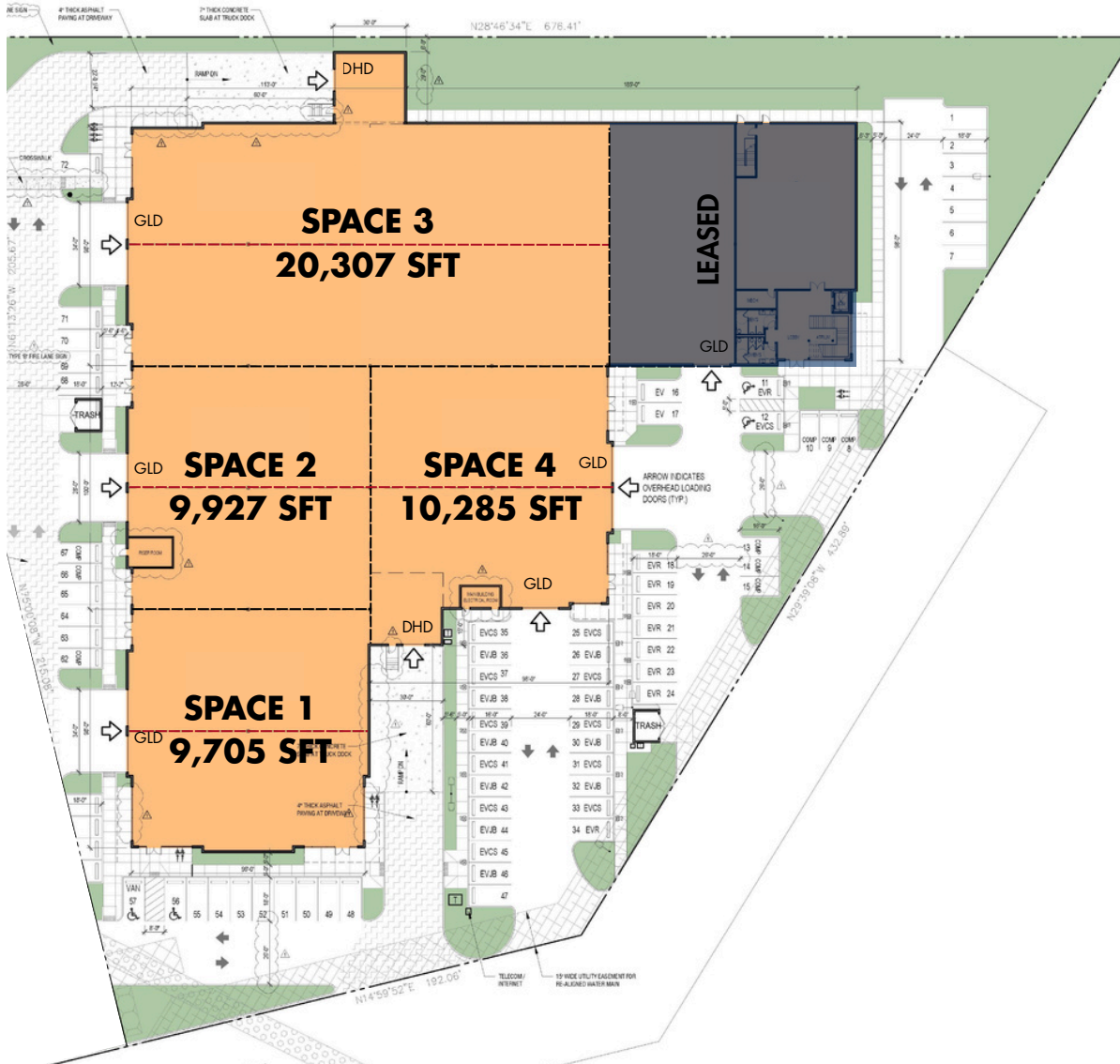
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## PROPERTY DETAILS

- **+/- 50,000 SFT Available**
  - All Spaces either have a Grade Level Door or access to a shared Loading Dock
- **All Spaces are demisable into 2 units starting at 4,850 SFT**
  - May impact OHD and Loading Dock access
  - Office SFT estimating to be 500-900 SFT depending on how much space is leased out
- **Each space has potential to have a second floor or mezzanine**
- **12 OHD - 12'w x 12'h (2 DH, 10 GL)**
- **30' Clear Height**
- **1 tenant can have up to 800 amps of power**
  - 200 amps for every other unit
- **TI Allowance Negotiable**
  - TI's include small office and bathroom
- **72 Parking Stalls**
  - 94 Overflow parking stalls
  - Dedicated parking stalls available
  - 4 ADA & 33 EV parking stalls available
- **Sprinklers**
  - Max storage to 29'
  - Class 1-4 commodities palletized or racked (will not need rack sprinkler heads)
  - Group A plastics

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## **2421 E. APPLEWAY AVE. LIBERTY LAKE, WA**

RSFT: 50,000 SFT (Under Construction) Clear Height: 30'  
Lease Rate: \$2 SFT/MO/NNN Land Area: 3 AC  
Lease Rate: **\$0.067/Cubic SFT/MO** Year Built: 2026



## **2818 N. SULLIVAN RD. SPOKANE VALLEY, WA**

RSFT: 28,618 SFT Clear Height: 18'5"  
Lease Rate: \$1.87/SFT/MO/NNN Land Area: 12.43 AC  
Lease Rate: **\$0.102/Cubic SFT/MO** Built: 1984



## **19407 E. GARLAND AVE. SPOKANE VALLEY, WA**

RSFT: 10,000 SFT Clear Height: 20'  
Lease Rate: \$2.48/SFT/MO/NNN Land Area: 2.91 AC  
Lease Rate: **\$0.124/Cubic SFT/MO** Built: 2026



## **3912 N. SCHREIBER WAY, COEUR D'ALENE, ID**

RSFT: 9,500 SFT Clear Height: 20'  
Lease Rate: \$2/SFT/MO/NNN Land Area: 1.27 AC  
Lease Rate: **\$0.10/Cubic SFT/MO** Built: 2025

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DEMOGRAPHICS	1 MILE	3 MILE
Population	5,873	30,669
Households	2,374	12,016
Median Age	42	42
Median HH Income	\$93,058	\$91,440
Daytime Employees	5,593	8,417
Population Growth '25 - '30	3.39%	3.27%
Household Growth '25 - '30	3.37%	3.26%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. Liberty Lake Rd.	I-90 NW	20,043
N. Liberty Lake Rd.	E. Appleway Ave. NW	16,034
N. Liberty Lake Rd.	Country Vista Dr. S	14,590

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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