

# BRAND NEW WAREHOUSE/OFFICE NOW PRE-LEASING

CLASS-A INDUSTRIAL USE

22421 E. APPLEWAY AVE.  
LIBERTY LAKE, WA 99019



RENDERING FOR VISUAL  
PURPOSES ONLY - DOES NOT  
REFLECT FINAL PRODUCT

## 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

- Warehouse/Office Focus
- Available Space: +/- 50,000 SFT
- Access to major roads & I-90
- Estimated completion: 2026
- APN: 55103.0202



**PROPERTY TOUR - CLICK HERE**

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

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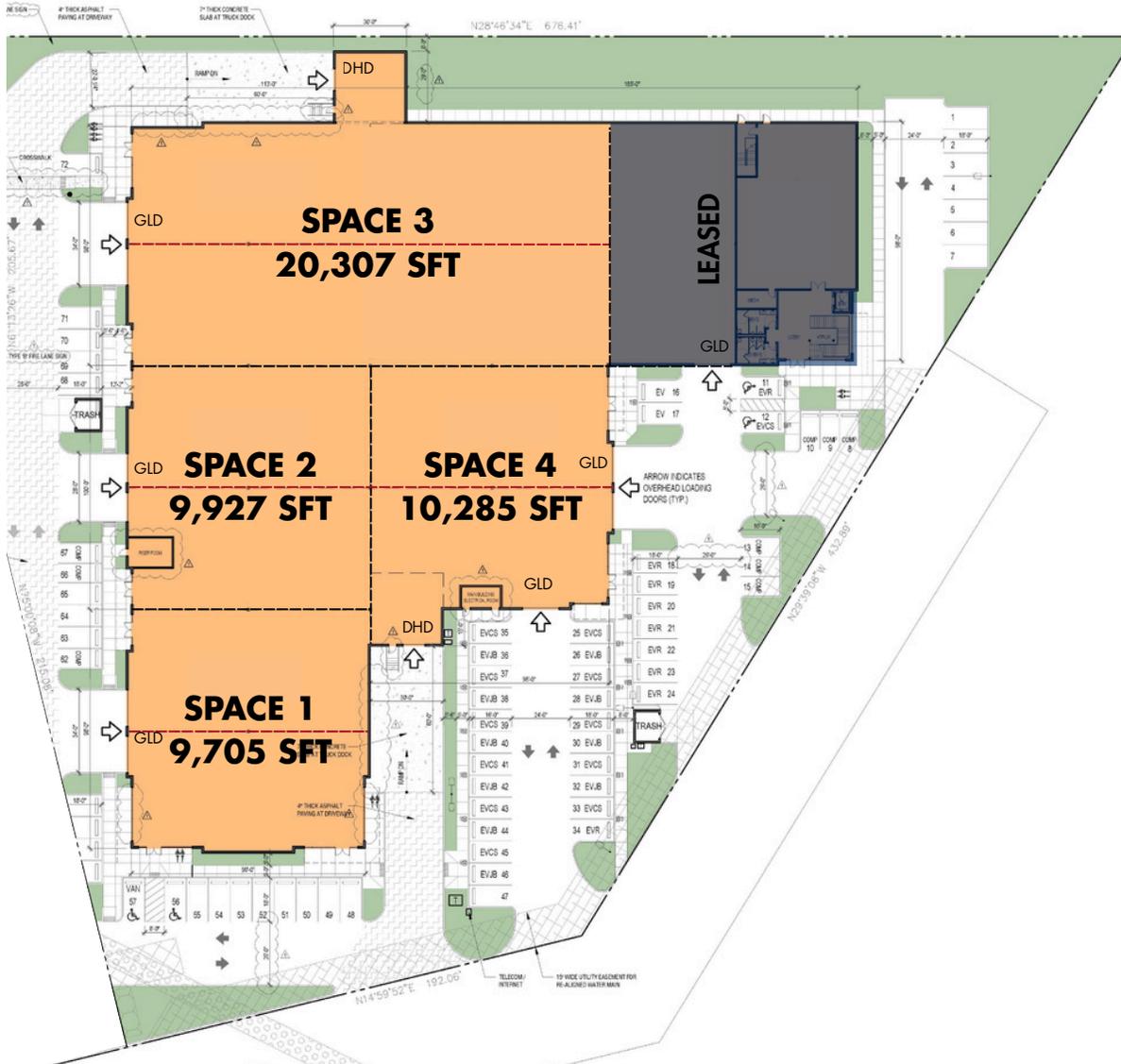
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## PROPERTY DETAILS

- **+/- 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

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

RSFT: 50,000 SFT (proposed)  
Lease Rate: \$2/SFT/MO  
Lease Type: NNN

Land Area: 3 AC  
Year Built: Est. 2026



## 2700 N. EAGLE LN. LIBERTY LAKE, WA

RSFT : 4,500 SFT  
Lease Rate: \$2.04/SFT/MO  
Lease Type: NNN

Land Area: 5.04 AC  
Built: 2023



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

RSFT: 10,000 SFT (proposed)  
Lease Rate: \$1.99/SFT/MO  
Lease Type: NNN

Land Area: 2.91 AC  
Built: 2025



## 910-928 N. LAKE RD. SPOKANE, WA

RSFT : 15,192 SFT  
Lease Rate: \$1.99/SFT/MO  
Lease Type: NNN

Land Area: 1.38 AC  
Built: 1979

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DEMOGRAPHICS	1 MILE	3 MILE
Population	5,733	30,195
Households	2,230	11,845
Median Age	42	42
Median HH Income	\$101,594	\$88,766
Daytime Employees	5,447	8,133
Population Growth '24-'29	7.38%	7.18%
Household Growth '24-'29	7.50%	7.37%

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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