



FOR SUBLEASE

OFFICE | PRODUCTION & WAREHOUSE FACILITY

22924 E. Appleway Avenue, Liberty Lake, WA 99019

LOCATION:	Ideally located at the northeast corner of Appleway Avenue and Madson Street in Liberty Lake, minutes from I-90 access.		
SITE:	±100,624 SF (2.31 acres); parcel #55104.9059		
ZONING:	City of Liberty Lake, I, Industrial		
IMPROVEMENTS:	Building Area:	±18,948 SF	
	Office Area:	±6,772 SF	
	Warehouse Area:	±12,176 SF	
	Mezzanine Area:	±3,600 SF	
	Heat/Cooling:	Forced air gas with A/C in office & whse	
	Loading:	Grade and dock	
	Power:	3 phase power	
	Sewer & Water:	City of Liberty Lake	
	Construction Type:	Concrete tilt	
	Ceiling Height:	19'4"	
	Age:	1989	
	Availability:	Sublease July 2025 through May 31, 2026 <i>Longer Lease term available after Sublease Call Listing Broker for Details</i>	

SUBLEASE PRICE: \$14,000/Month/NNN

NNN EXPENSES: Real Estate Taxes and Fire Insurance estimated at \$2,450.00 per month. Sublessee pays HVAC, landscape maintenance, snow removal, security monitoring and all utilities directly to the vendors of such services.

**View
Location**



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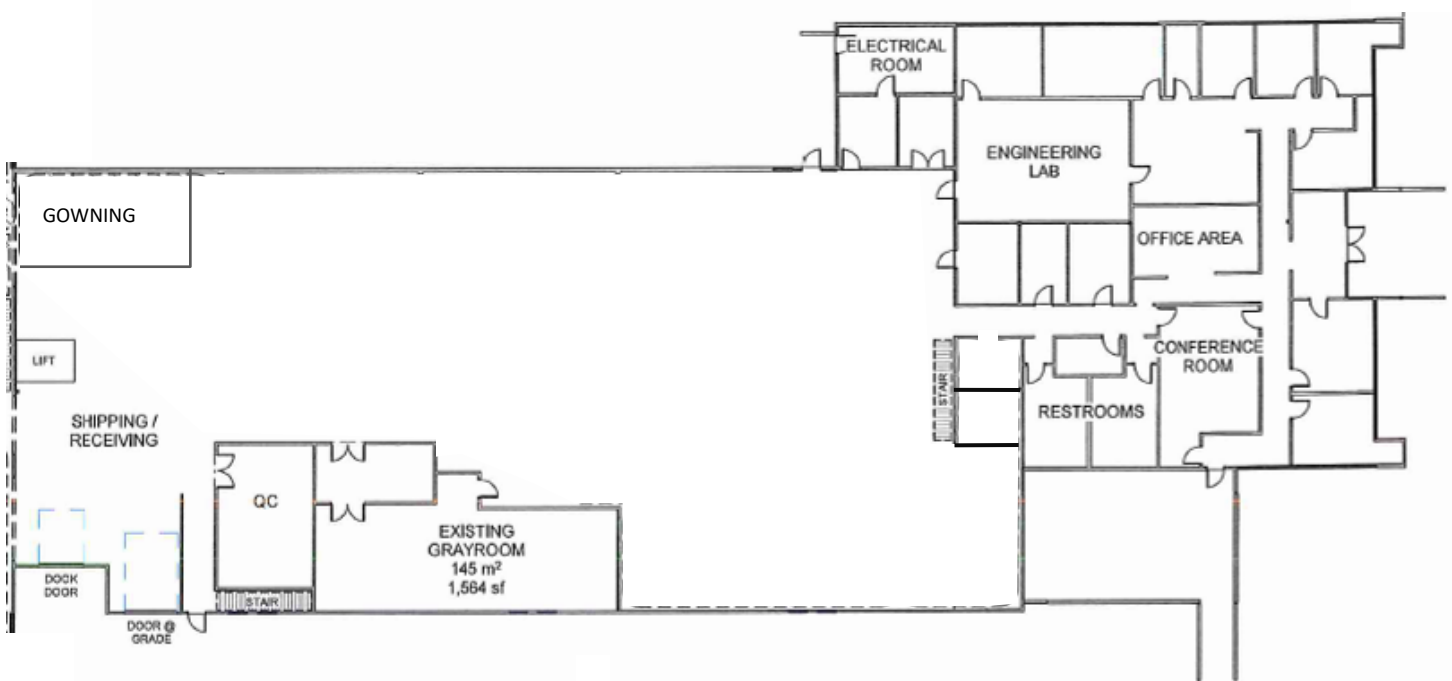
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FLOOR PLAN

22924 E. Appleway Ave.
Liberty Lake, WA 99019



EXISTING BUILDING: 18,948 sf (1,765 m²)
MANUFACTURING: 12,176 sf (1,130 m²)
OFFICE AREA: 6,772 sf (635 m²)



SCHEMATIC FLOOR PLAN

JANUARY 12, 2023

WAG[®]
Wolfe Architectural Group

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