

OFFICE / SHOP / DRIVE THROUGH TRUCK BAYS / YARD FOR SUBLEASE

**910 N. THIERMAN
SPOKANE VALLEY, WA 99212**



- LOCATION:** Great close-in Valley location, situated just off of I-90 near the Broadway Truck Stop. Being approximately 1 block north of Broadway at the southeast corner of Thierman Road & Desmet.
- SITE:** ±88,042 SF. (±2.02 acres) per County records. Parcel #35131.1301
- ZONING:** I-2 Heavy Industrial per Spokane Valley Zoning Department
- IMPROVEMENTS:**
- | | |
|----------------------------------|---|
| Building Footprint Area: | ±16,132 SF |
| Office & Showroom Area: | ± 2,660 SF |
| Parts Area: | ± 3,395 SF |
| Shop Area: | ±10,077 SF (4 drive through bays w/floor drains) |
| Mezzanine Area: | ± 2,698 SF |
| Heat: | |
| Office/Showroom/Parts/Mezzanine: | FAG and air conditioned |
| Shop: | Radiant gas |
| Grade-Level Overhead Doors: | One - 12'W x 12'H
Nine - 14'W x 16'H (All with electric openers) |
| Sewer: | Serviced by City of Spokane |
| Water: | Spokane County Water District #2 |
| Construction Type: | Steel frame, metal skin |
| Age: | 1991 |
| Power: | 3-phase |
| Signage: | ±60'H (±24'x17') double-sided, lighted pole sign. Lexan by Tenant. |
| Utilities: | gas & electric serviced by Avista Utilities |
| Availability: | Available ±30 days after executed sublease |
- 2016 EXPENSES:** Fire insurance & real estate taxes are estimated for 2016 at \$1,704.00 per month
- SUBLEASE PRICE:** \$10,500.00 per month/NNN

(Please See Attached Floor Plan & Site Plan)

CONTACT:

**KIEMLE & HAGOOD COMPANY
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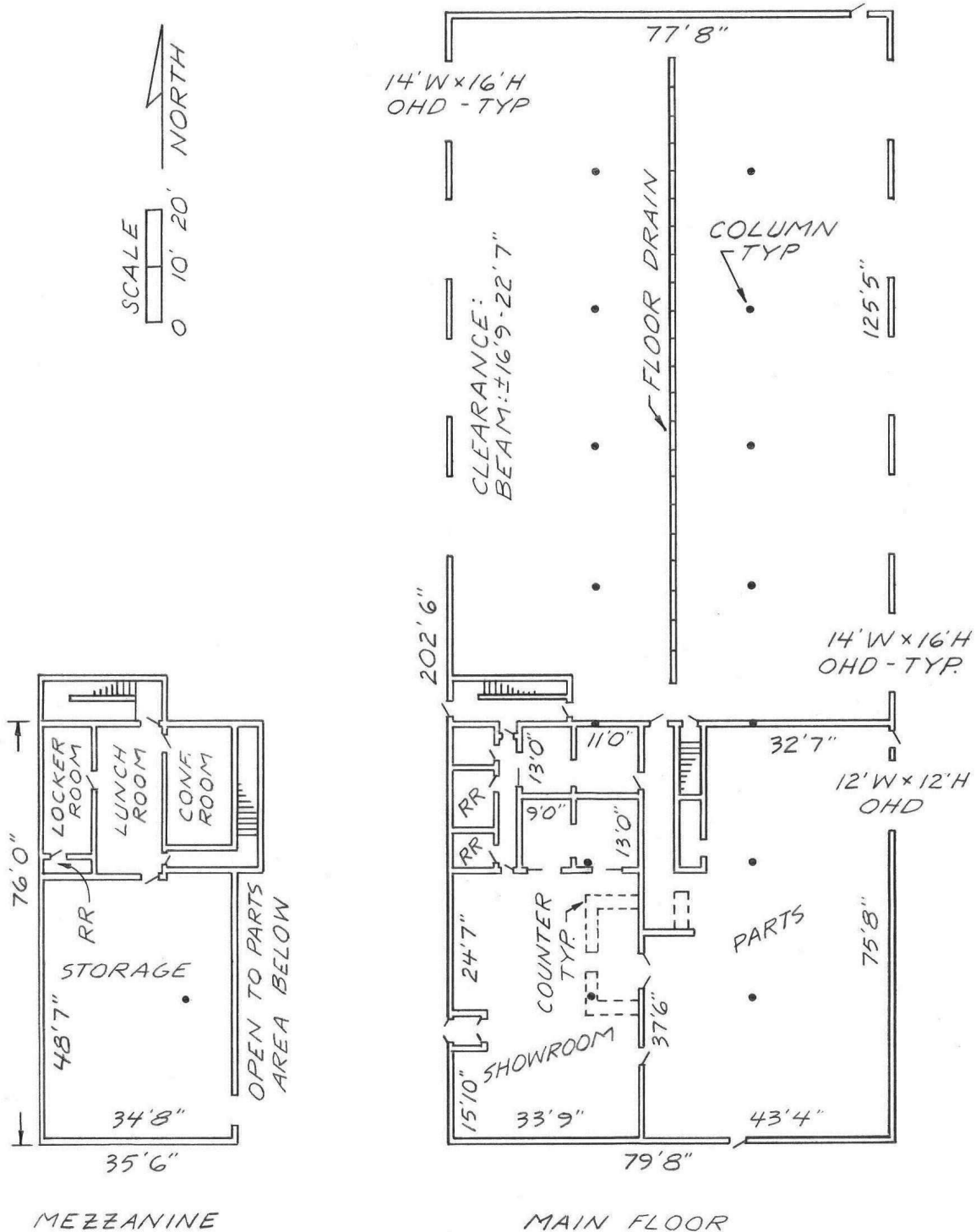
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SUBJECT



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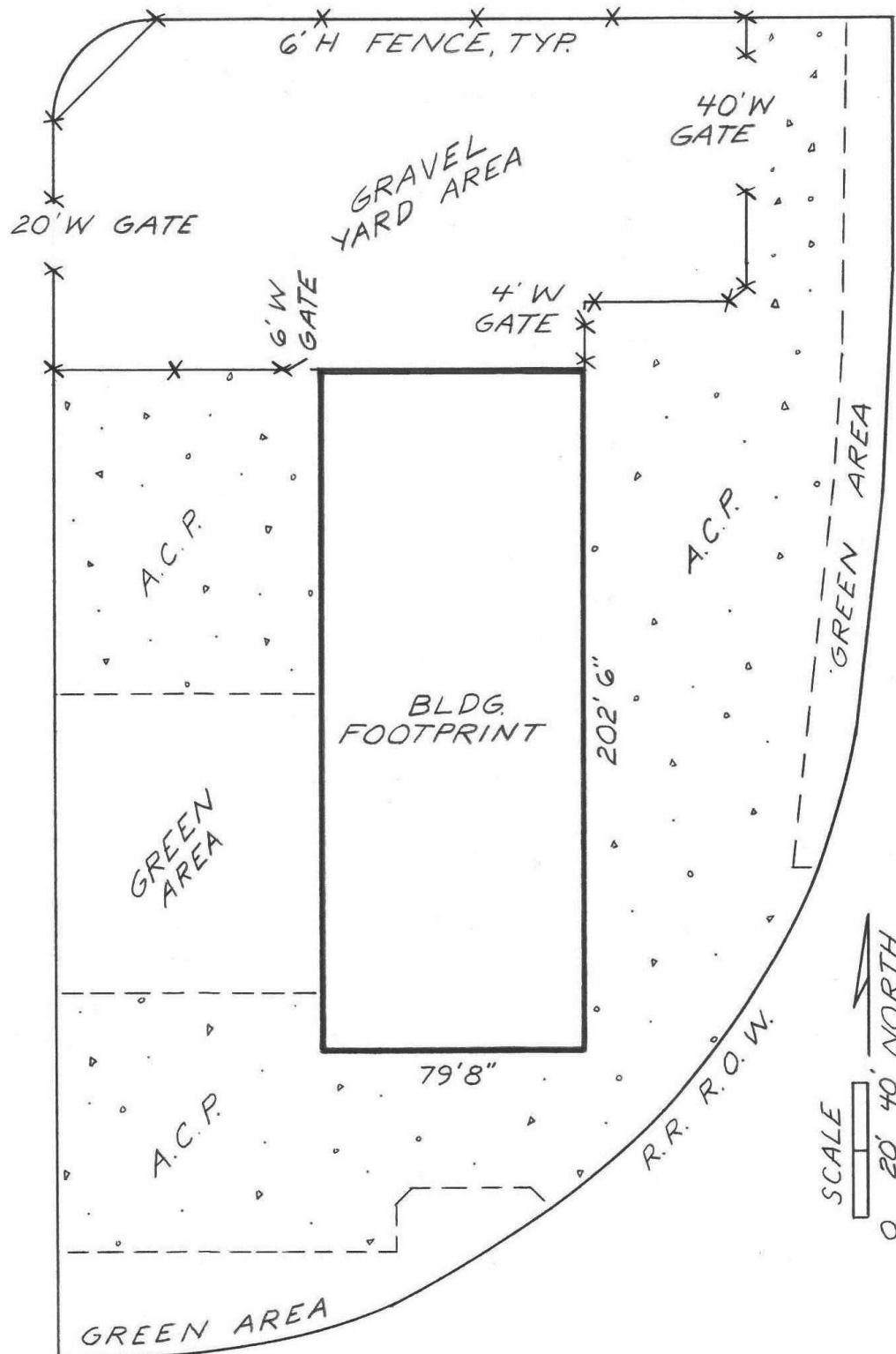


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FLOOR PLAN

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SITE PLAN