

**OFFICE / WAREHOUSE / YARD
FOR LEASE
10311 E. MONTGOMERY DRIVE
SPOKANE VALLEY, WA 99206**



LOCATION: Great Valley location along the Montgomery corridor between Pines and Argonne. Excellent Montgomery exposure and easy I-90 access. Current location of Western States Fire.

SITE: ±21,600 SF per Spokane County records; parcel #45081.0189

ZONING: Spokane Valley I-1, Light Industrial

IMPROVEMENTS:

Building Footprint Area:	±5,000 SF
Main Floor Office Area:	±2,425 SF
Shop/Warehouse Area:	±2,575 SF
Mezzanine Storage & Office Area:	±1,200 SF
Heat:	Office: Forced air gas and air conditioned Whse: 2 gas fired unit heaters
Grade-Level Overhead Doors:	One - 10'W x 12'H
Sewer:	Yes-Spokane County
Water:	Irvine Water District #6
Construction Type:	Wood frame with metal and block exterior
Age:	1987
Fire Sprinkler:	No
Power:	Single phase
Utilities:	Gas & electric serviced by Avista Utilities
Yard:	Portion of the site is fenced as a secure yard area
Available:	±November 1, 2017 with 30 day notice to existing tenant
Notes:	Owners are Washington State licensed Real Estate Brokers

2017 EXPENSES: Estimated at \$650/per month (13¢/SF/Month)

LEASE PRICE: \$2,970.00 per month/NNN (80¢ SF/Mo/NNN~Main Floor Office; 40¢/SF/Mo/NNN~Whse)

(Please See Attached Floor Plan & Aerial Photos)

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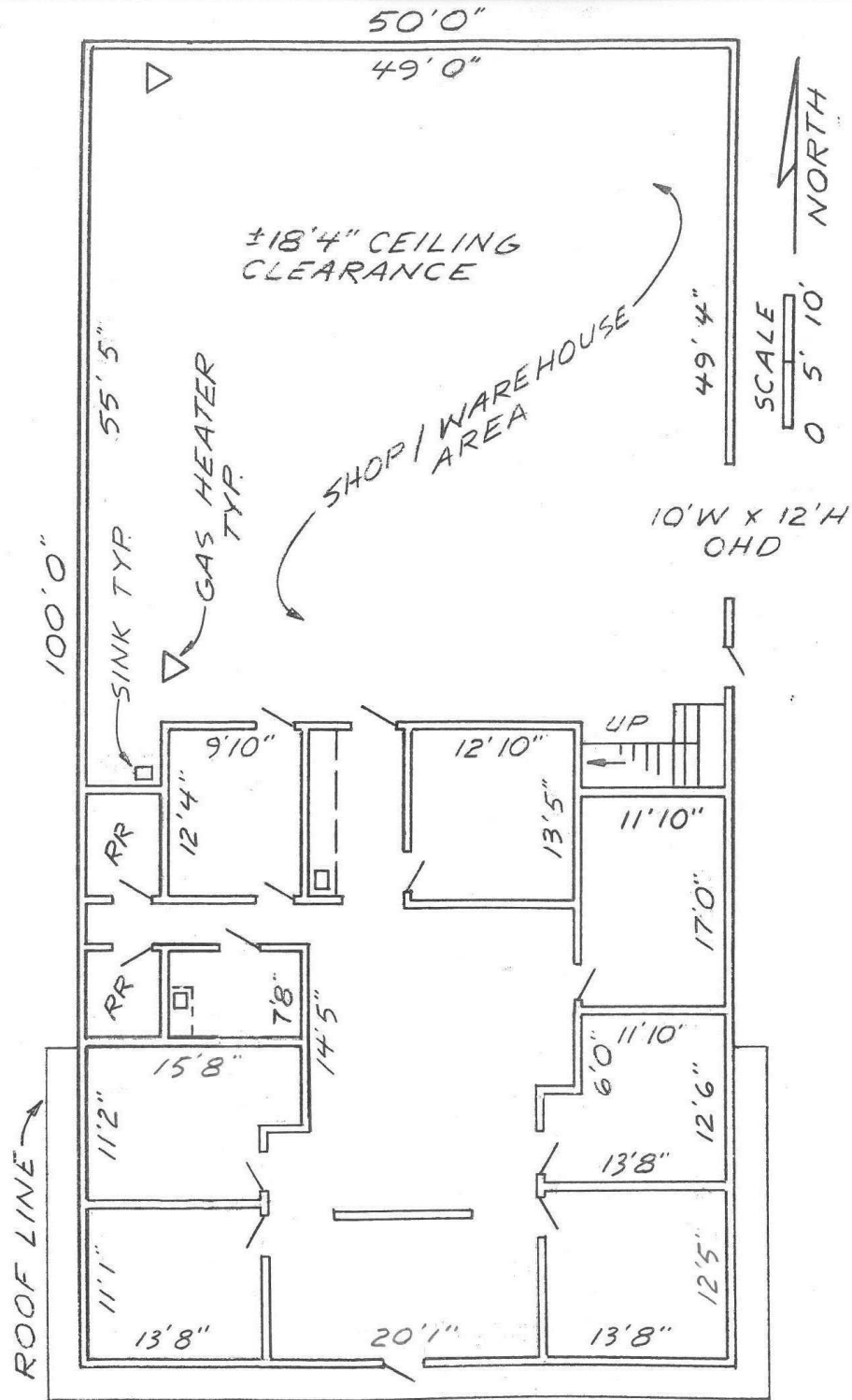
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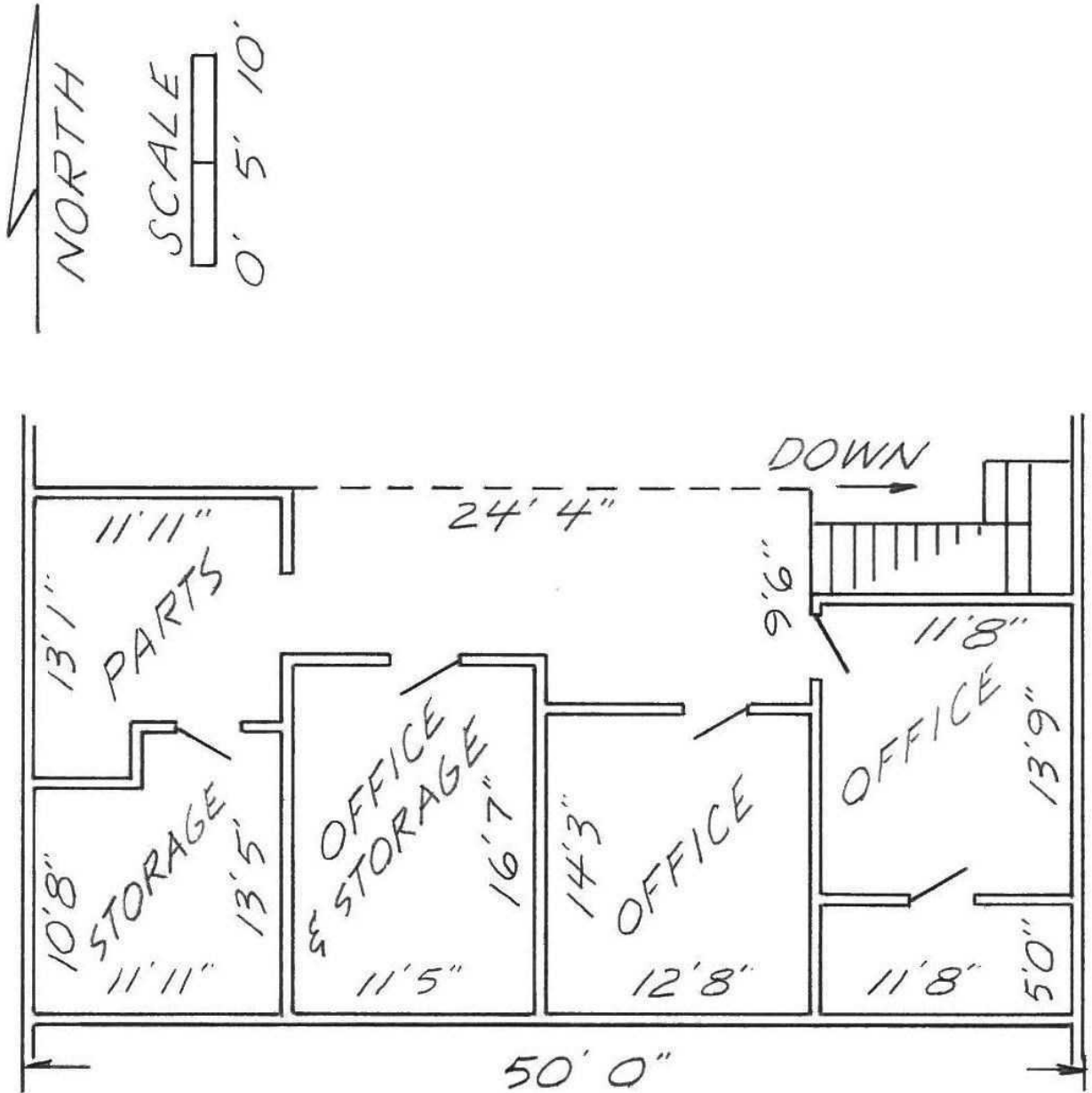


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FLOOR PLAN

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**MEZZANINE
FLOOR PLAN**