

# FOR SALE OR LEASE



## OFFICE/FLEX BUILDING

22820 E Appleway Avenue  
Liberty Lake, WA 99019

### HIGH QUALITY FLEX INDUSTRIAL PROPERTY

Sale Price		\$5,800,000
Lease Rate		\$13.50 PSF
NNN Expense		±\$4.90 PSF
Total Bldg SF		±36,498
Parcel #s		55104.9056 & 55104.9085
Zoning		Industrial (I)

**TIM KESTELL, BROKER**  
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**KIEMLE  
HAGOOD**



# FOR SALE

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22820 E Appleway Avenue  
Liberty Lake, WA 99019

## SALE DETAILS

SALE PRICE: \$5,800,000

Total Building SF:  $\pm 36,498$  SF

Land Size:  $\pm 107,157$  SF /  $\pm 2.46$  Acres

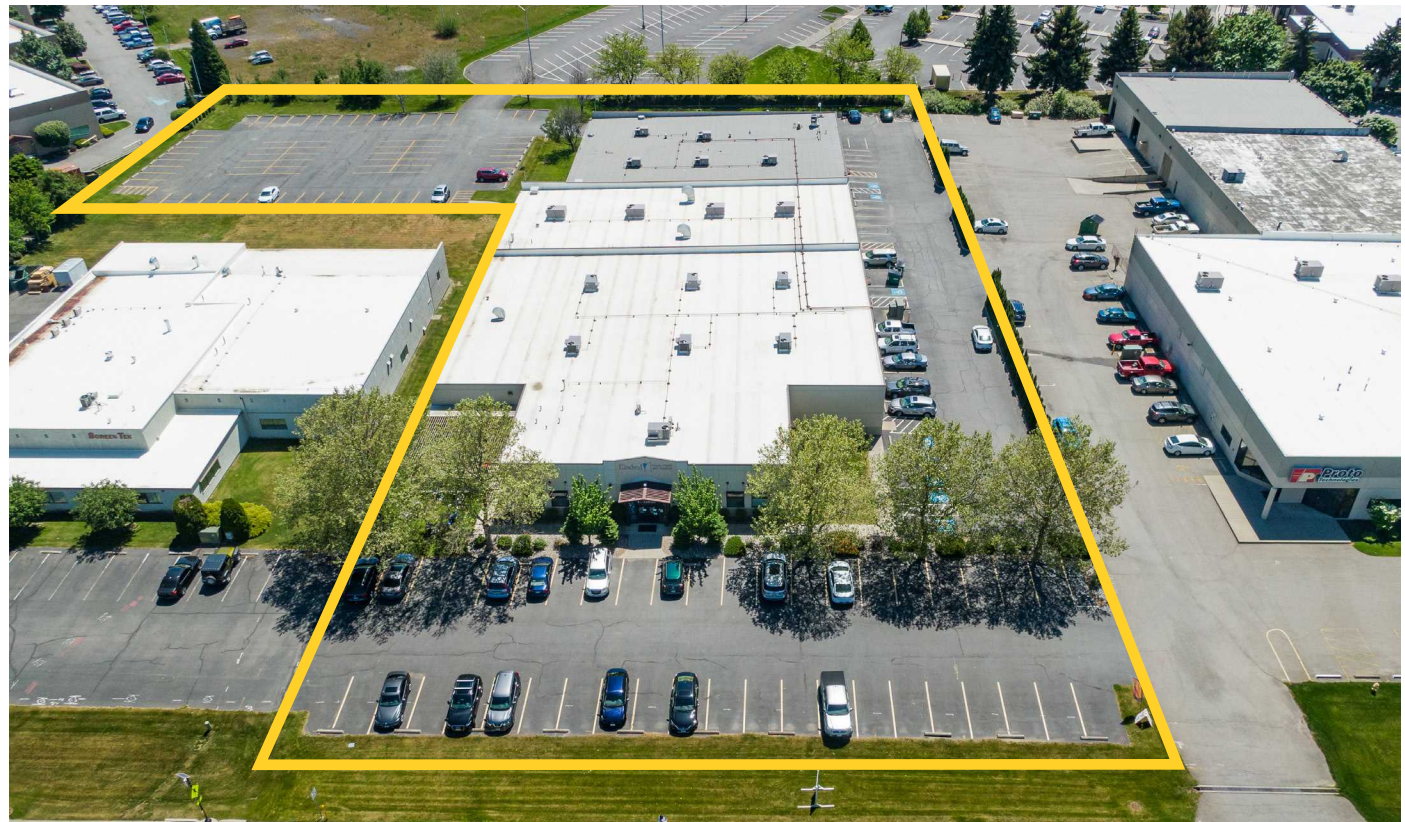
Parcel #s: 55104.9056 & 55104.9085

Zoning: Industrial (I)

Year Built/Renovated: 1992/2015

Parking:  $\pm 176$  Stalls ( $\pm 4.82$  per 1,000 SF)

- Multi-Tenant building
- High quality flex industrial property
- Rare Liberty Lake opportunity
- Ideal for owner user or investor
- Single level
- Ample parking
- Convenient freeway access
- Newer roofing
- Gym/Warehouse space
- Outdoor break area
- 440V power





# FOR LEASE

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## LEASE DETAILS

Lease Rate: \$13.50 PSF NNN

Est. NNN's: \$4.90 PSF

Total Building SF: ±36,498 SF

Available SF: ±31,111 SF

*Divisible to: ±3,000 SF*

Zoning: Industrial (I)

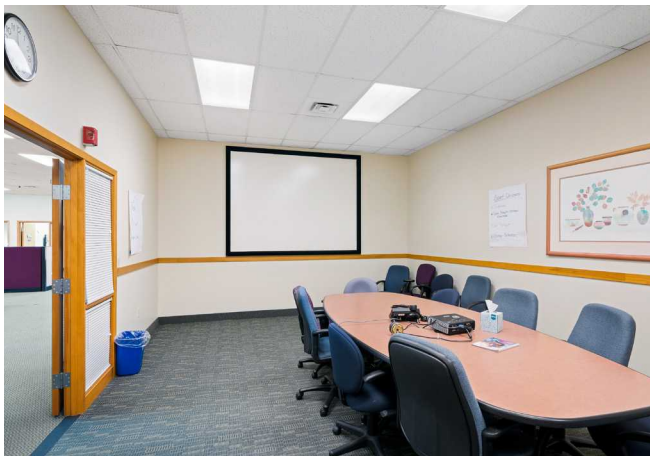
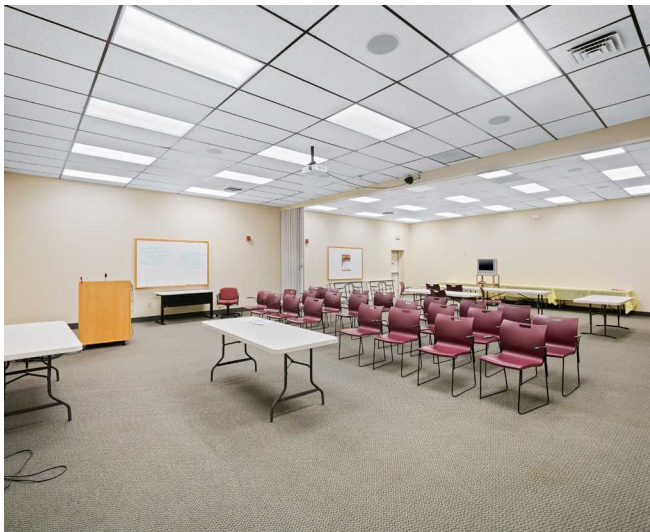
Year Built/Renovated: 1992/2015

Parking: ±176 Stalls (±4.82 per 1,000 SF)

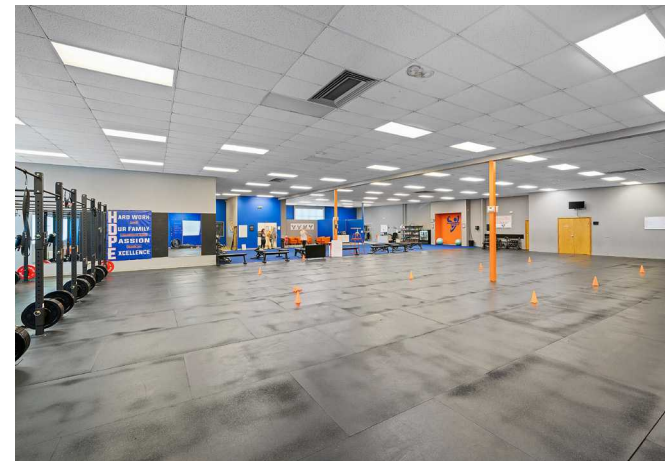
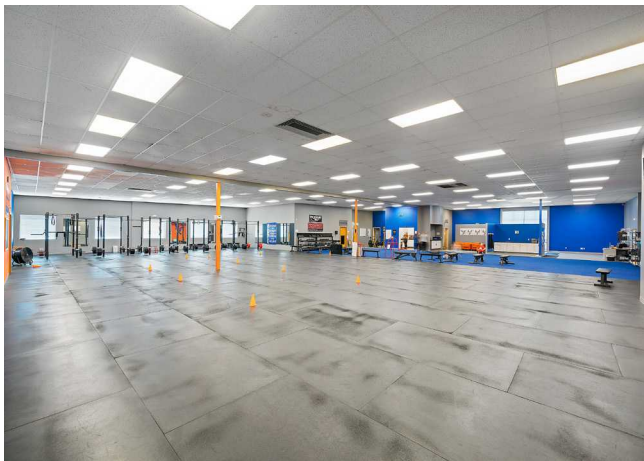
- Multi-Tenant building
- Single level
- Ample parking
- Convenient freeway access
- Private offices
- Open area
- Conference rooms
- Kitchen/Break room
- Newer roofing
- Gym/Warehouse space
- Outdoor break area
- 440V power













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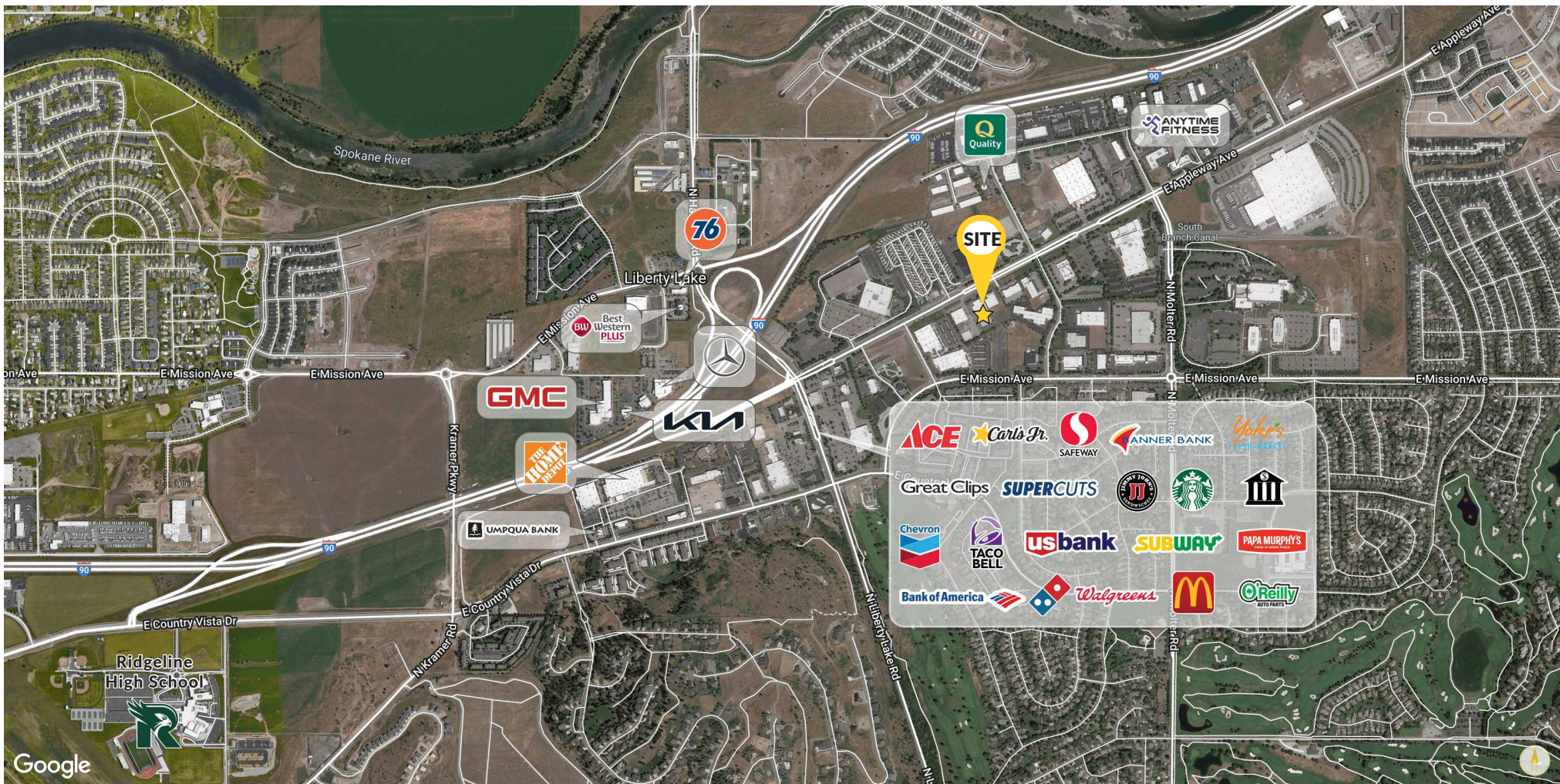
## DEMOGRAPHICS

	1MI	3MI	5MI
Est Pop 2023	5,772	27,279	56,901
Projected Pop 2028	5,885	27,726	59,477
Proj Ann Growth (23-28)	0.4 %	0.3 %	0.9 %
Est Daytime Pop	6,667	16,950	41,314
2023 Average HHI	\$138,825	\$126,640	\$114,463
2023 Median HHI	\$114,977	\$104,371	\$93,597

## TRAFFIC

AVERAGE DAILY TRAFFIC	
East Appleway Avenue:	± 1,609 ADT
North Liberty Lake Road:	± 18,040 ADT





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### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

601 WEST MAIN AVENUE, SUITE 400  
SPOKANE, WA 99201

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