

# INDUSTRIAL BUILDING & FENCED YARD

# FOR LEASE

10010 E Montgomery Avenue - Spokane, WA 99206

READY FOR IMMEDIATE OCCUPANCY!



## FREESTANDING BUILDING

WAREHOUSE/OFFICE/FENCED YARD SPACE

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# PROPERTY OVERVIEW

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## LEASE DETAILS

Monthly Rent:	\$5,788.50 (\$0.85 PSF)
Lease Type:	Triple Net NNN
2024 Real Estate Tax:	\$4,092.44
2024 Building Insurance:	\$2,822.00

## PROPERTY DETAILS

Parcel Number:	45081.0172
Total Building Size:	±6,810 SF
Warehouse:	±5,310 SF
Office:	±1,500 SF
- 4 Offices	
- 2 Restrooms	
- Kitchen Area	
Mezzanine:	±1,000 SF (Unfinished)
Dock High Door:	1 <10' x 10'>
Grade Level Door:	1 <10' x 14'>
Property Size:	±0.42 Acres (±18,334 SF)
Year Built:	1979
Parking:	12+ Stalls
Zoning:	Spokane Valley – Industrial
Sewer & Water:	Spokane Valley
Gas:	Avista
Electric:	Modern
Heating/Cooling:	Gas
Power:	3 Electrical Panels 200 Amps Each 110 Volt/220 Single Phase/220 3-Phase



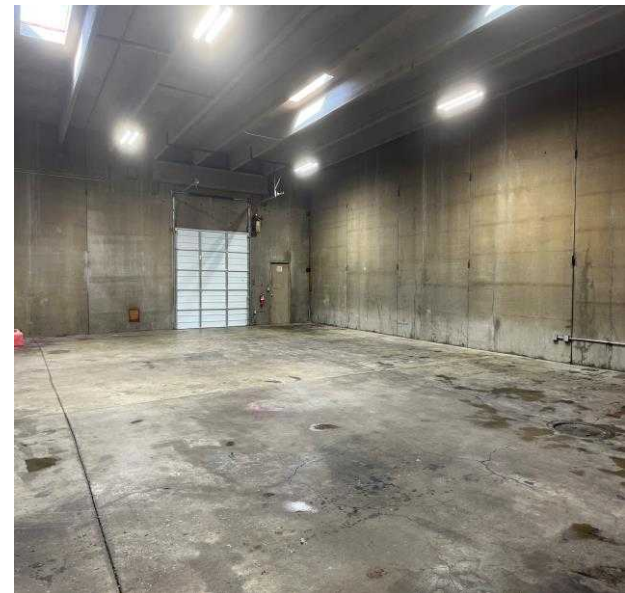
# EXTERIOR PHOTOS

WAREHOUSE/OFFICE/FENCED YARD FOR LEASE



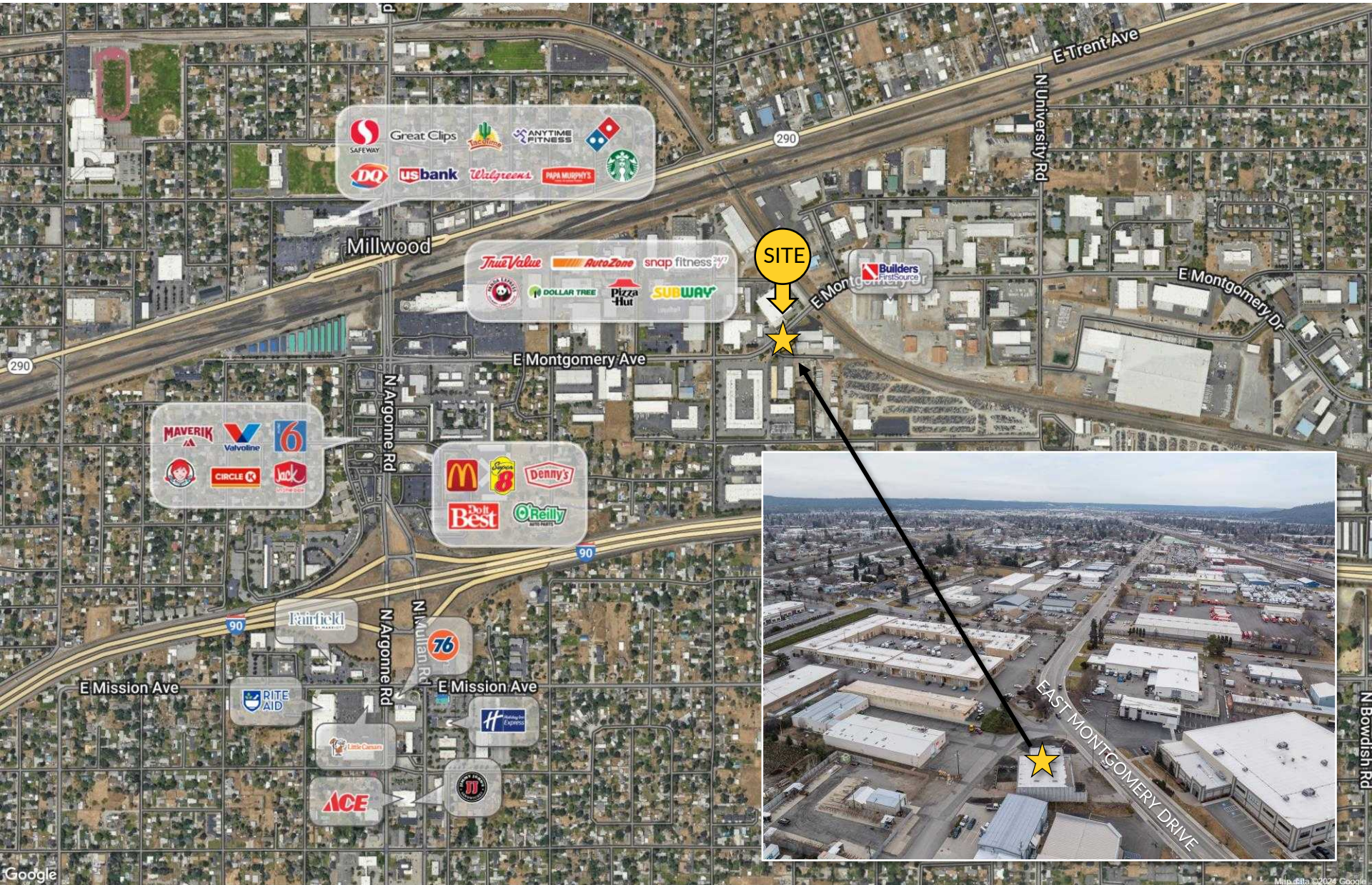
# EXTERIOR PHOTOS

WAREHOUSE/OFFICE/FENCED YARD **FOR LEASE**



# SURROUNDING AREA

WAREHOUSE/OFFICE/FENCED YARD **FOR LEASE**  
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