

FOR LEASE



- LOCATION:** Great location in the heart of Liberty Lake's Light Industrial and Technology area, on the south side of Appleway Ave. between Signal Dr. and Madson St. This convenient location is only minutes from I-90.
- SITE:** A portion of a ±78,844 SF multi-tenant site; parcel 55104.9053
- ZONING:** I, Light Industrial per city of Liberty Lake
- IMPROVEMENTS:** Total Available Area: ±7,905 SF, plus restroom
- Heat: Gas unit heaters
- Power: 200 amp single phase power
- Construction Type: Concrete Tilt
- Age: 1986
- Overhead Doors: Two (2); one 12'W x 12'H van high loading and one 8'W x 10'H dock high loading door
- Clearance: ±14'7" - 16'3"
- Utilities: Gas and electric serviced by Avista Utilities; gas and electric are submetered and charged back based on usage
- Available: Immediately
- Note: One of the owners is a licensed real estate Broker in the state of Washington

- LEASE PRICE:** \$5,535.00/Month/NNN
- NNN EXPENSE:** \$1,317.50/Month (16.66¢/SF/Mo), includes water, sewer, common area maintenance, snow removal, and management. Tenant pays separately submetered gas and electric, and provides janitorial for the restroom.

OFFICE LOCATIONS

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

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 04/17/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\Appleway E 22808 Ste 2.PUB

Warehouse Space For Lease

22808 E. Appleway Ave.,
Suite 2
Liberty Lake, WA 99019

**View
Location**



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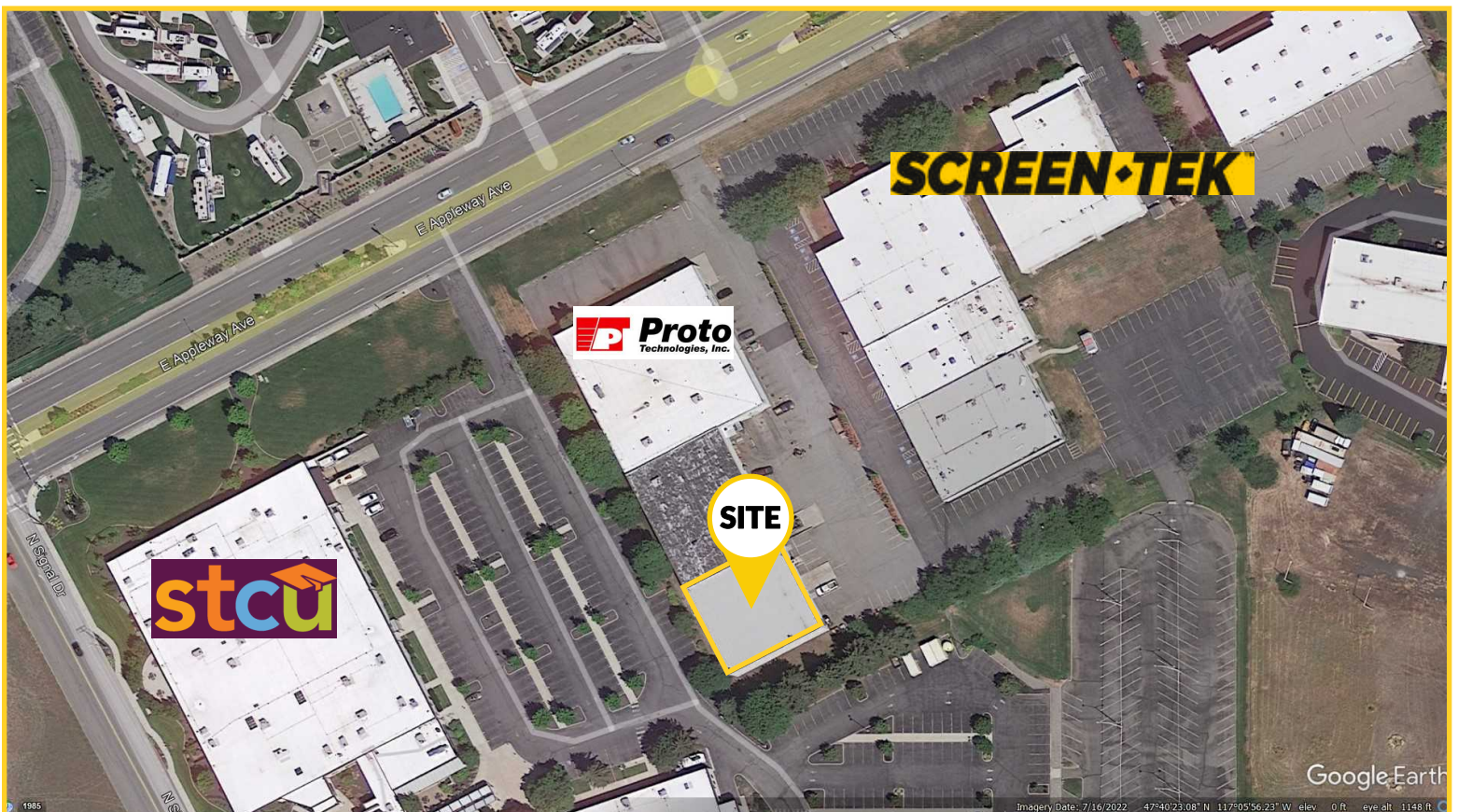
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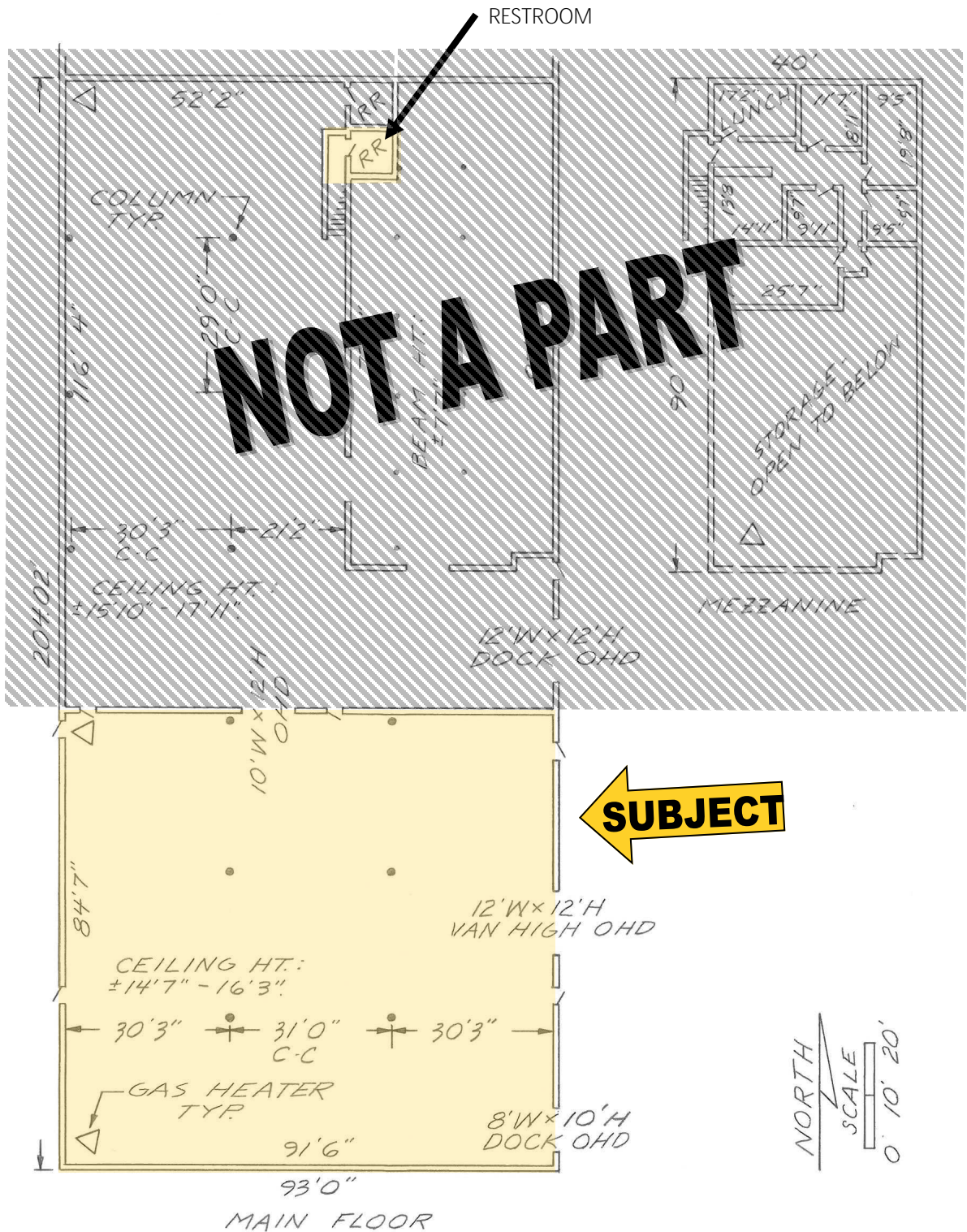


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KIEMLEHAGOOD.COM

FLOOR PLAN

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