

# FOR LEASE



**LOCATION:** Great central location on Yardley, just north of Broadway between Havana and Fancher, minutes to I-90. Former locations of Movie Time Popcorn and Pepmove

**SITE:** A portion of a ±97,800 SF or 2.25 acre site, per county records; Parcel 35141.1801 & 35141.1804

**ZONING:** City of Spokane Valley, I, Industrial

**IMPROVEMENTS:** Total Area Available: ±9,072 SF

Available Area Unit 1: ±5,072 SF; includes ±857 SF of office & ±4,215 SF of warehouse

Available Area Unit 4: ±4,000 SF; includes ±360 SF of office & ±3,640 SF of warehouse

Heat: Gas unit heaters

Construction Type: Unit 1: masonry, wood frame  
Unit 4: steel frame, metal skin

Loading: dock loading, see floor plan

Power: 440 V/3 phase

Age: 1920/1955

Sewer & Water: City of Spokane;

Available: Unit 4: vacant & immediately available  
Unit 1: available January 1, 2025, currently leased to Pepmove through 12/31/24

Spaces can be leased together or separately; includes common area restrooms, conference room and coffee area

**LEASE PRICE:** 65¢/SF/Mo/NNN~blended rate (office + warehouse)

**NNN ESTIMATE:** 35¢/SF/Mo, includes pro-rata share of gas & electric, real estate taxes, fire insurance, snow removal and landscape maintenance

## OFFICE & WAREHOUSE

1015 N. Yardley St.  
Spokane Valley, WA  
99212

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**KIEMLE  
HAGOOD**

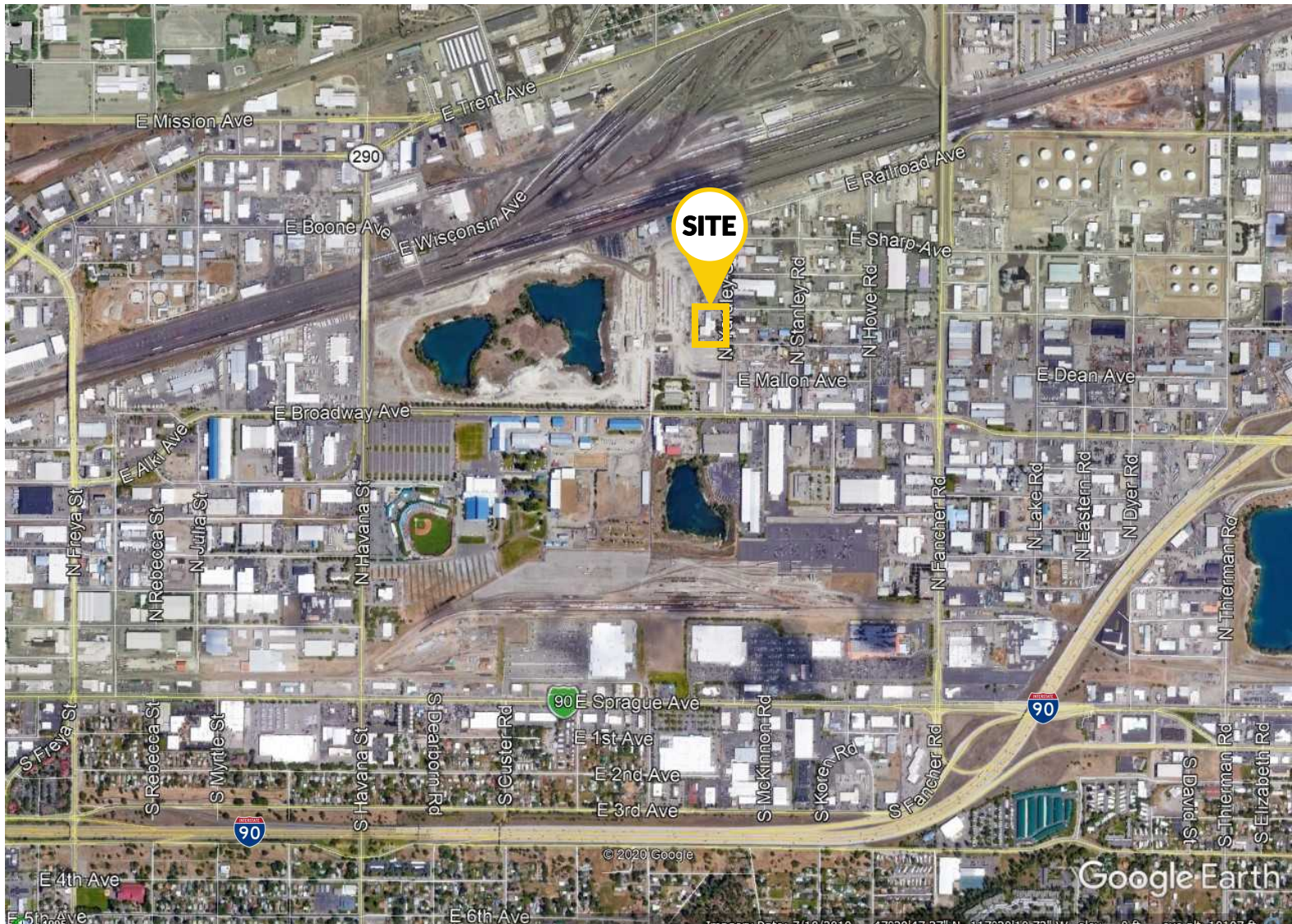
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1015 N. Yardley St., Spokane Valley, WA 99212



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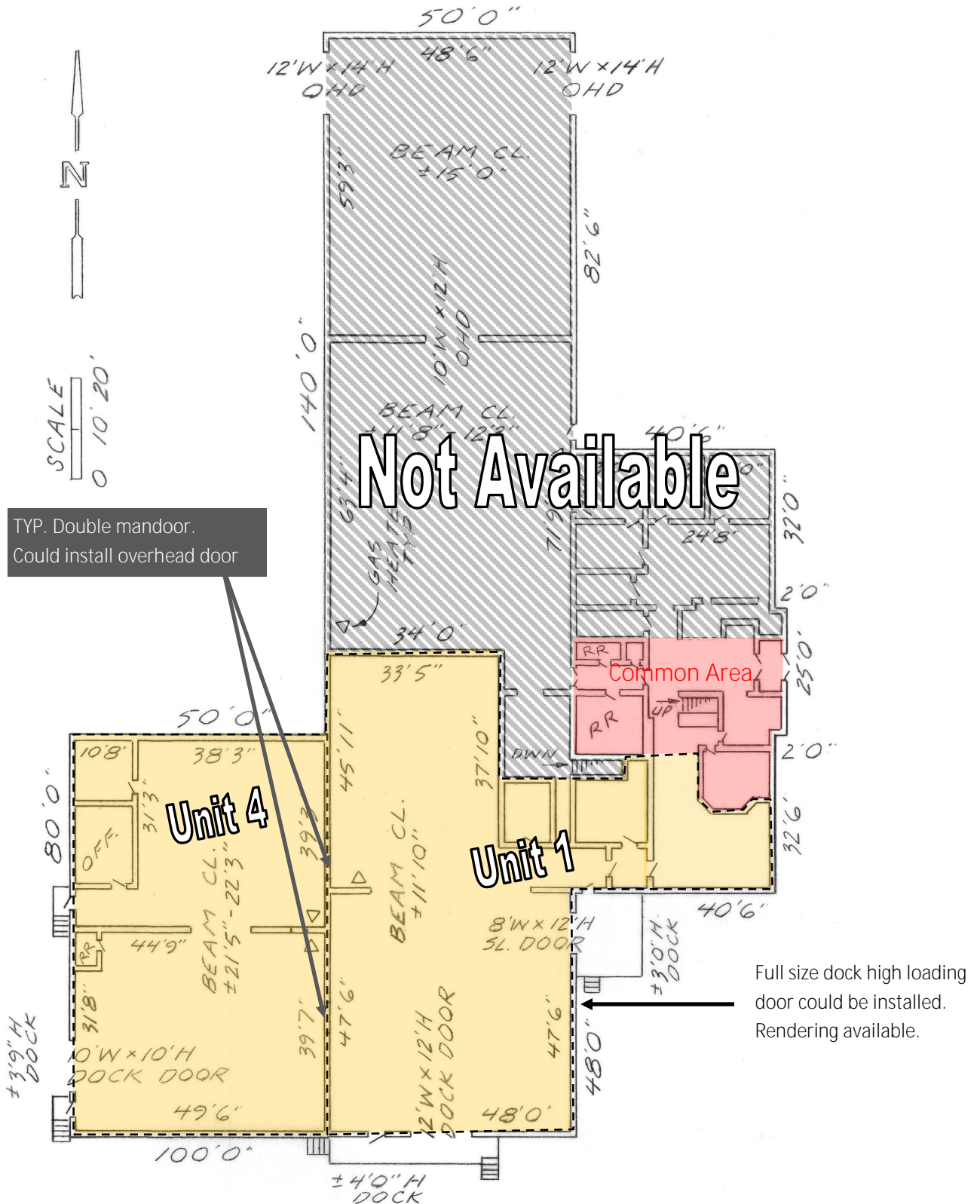
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# FLOOR PLAN

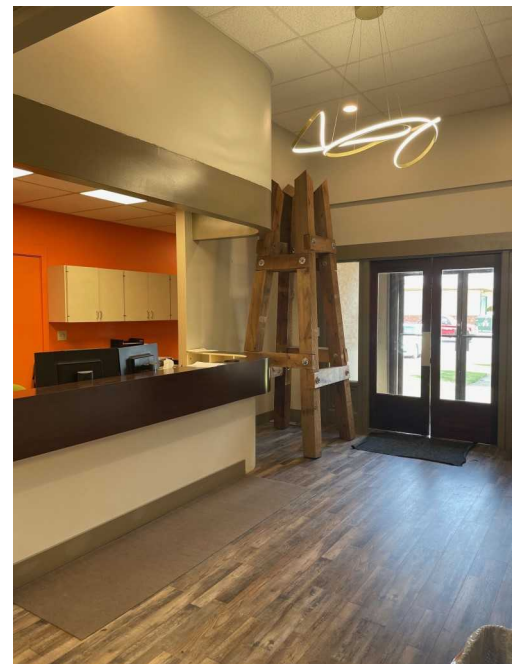
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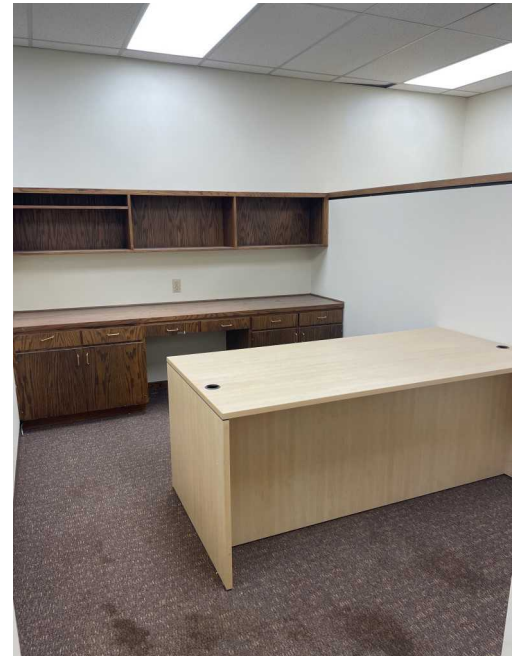


# COMMON AREA PHOTOS

1015 N. Yardley St.,



## UNIT 1





# UNIT 4

