

INDUSTRIAL FOR LEASE



LEASE DETAILS

Office Lease Rate:	\$1.00 PSF/Month
Warehouse Lease Rate:	\$1.00 PSF/Month
NNN Expense:	\$0.16 PSF/Month
Total Available Space:	±5,000 SF
Office Area:	±768 SF
Warehouse Area:	±4,232 SF
Mezzanine Storage:	±768 SF (40lbs PSF load as posted)
Lot Size:	±31,741 SF
Parcel Number:	35132.0106
Zoning:	Industrial (I)
Year Built:	1980
HVAC -	
Office:	Gas forced air heat & electric A/C
Warehouse:	Gas fired unit heaters
Grade-Level Doors:	Two (2) 12'W x 14'H
Clearance:	18'6" to 19'
Power:	3 Phase, 400 amps, 240 Volt & 400 Amp single phase
Sewer & Water:	Serviced by City of Spokane
Construction Type:	Concrete Tilt

1507

Building Size:	±10,000 SF
Office:	±1,000 SF
Warehouse:	±9,070 SF

1511

Building Size:	±5,000 SF
Office:	±768 SF
Warehouse:	±4,232 SF

INDUSTRIAL OFFICE & WAREHOUSE

1511 N Thierman Road
Spokane Valley, WA

BUILDING HIGHLIGHTS

- Central location
- Easy I-90 access
- Great truck access
- Building will be painted inside and out
- Offices will have new carpet and paint

CARL GUENZEL

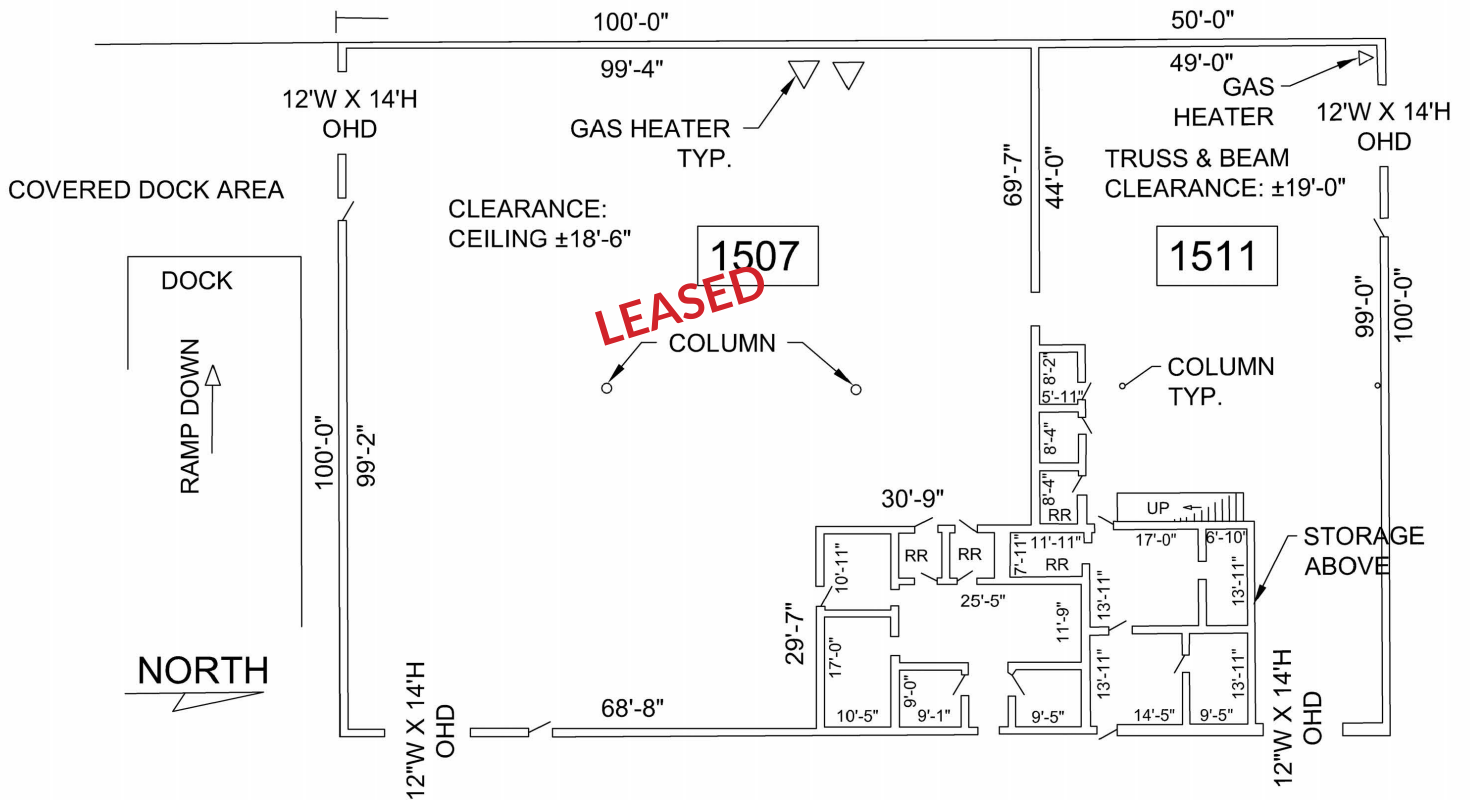
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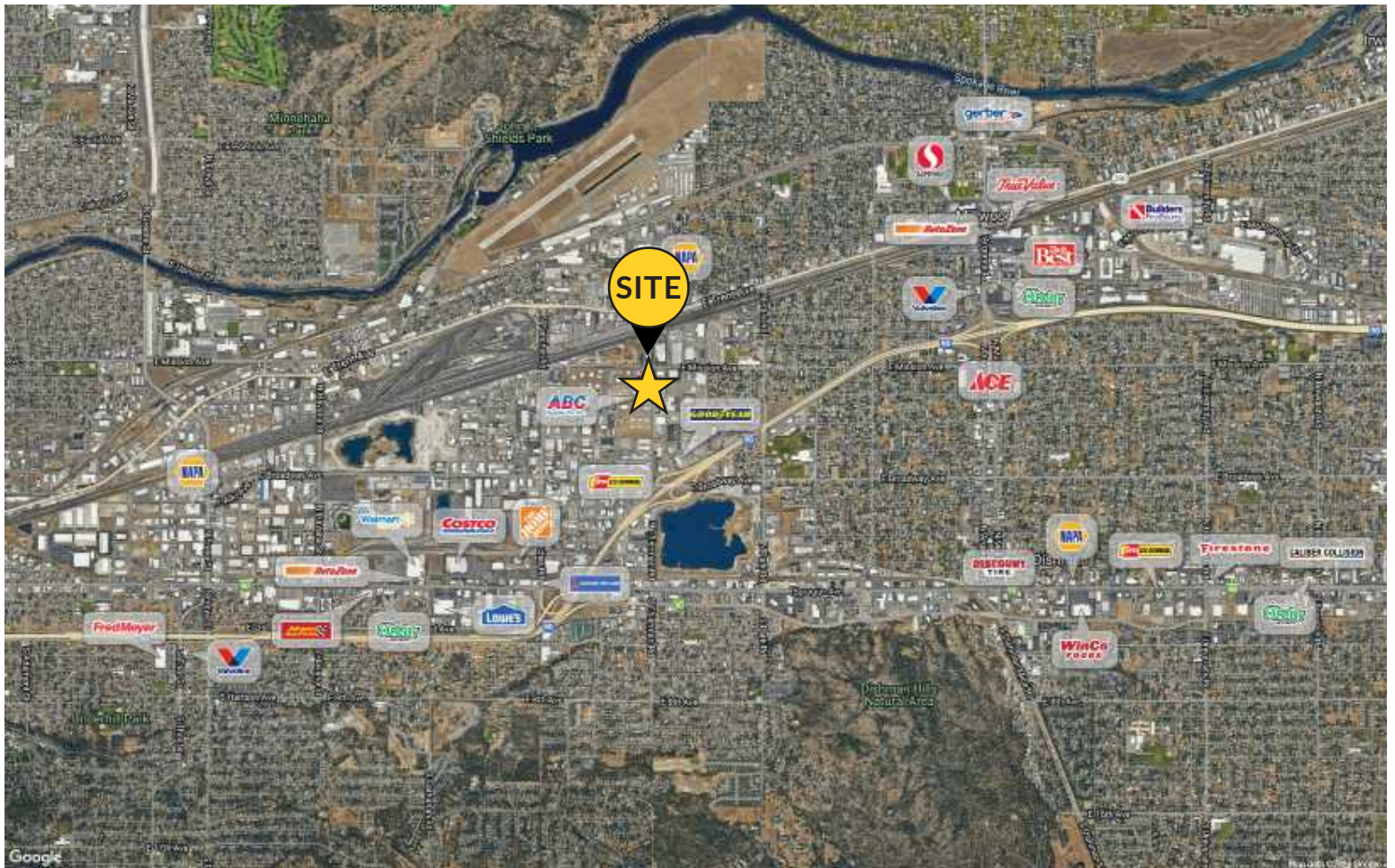
**KIEMLE
HAGOOD**



FLOOR PLAN



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OFFICE &
WAREHOUSE**

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Spokane Valley, WA

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

**KIEMLE
HAGOOD**

601 W MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

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