

FOR SALE OR LEASE



LOCATION: Great location in the business and technology area of Liberty Lake, backing up to I-90 for excellent exposure and visibility. With easy I-90 access via Appleway, this convenient location is minutes to North Idaho and the City of Spokane Valley and is only 17 miles east of downtown Spokane. Originally built as a Land Rover dealership and most recently occupied as corporate offices & manufacturing for Open Eye and Rohinni.

SITE: ±108,900 SF (2.50 acres); parcel number 55101.9124

ZONING: City of Liberty Lake, C-2, Freeway Commercial

IMPROVEMENTS: Gross Building Area: ±28,258 SF
(*SF per CBRE appraisal dated May 2017)

Main Floor Area: ±22,189 SF *

Main Fl. Office Area: ± 6,858 SF

Main Fl. Whse Area: ±15,331 SF

2nd Floor Area: ± 6,069 SF *

2nd Fl. Office Area: ± 1,861 SF *

2nd Fl. Production Area: ± 4,208 SF *

Heat/Cooling: Roof mounted HVAC units for office & whse

Construction Type: CMU Block

Age: 1997, with renovations in 2002 & 2007

Sprinklered: No

Loading: Three (3), grade level

Power: 1200 amp 120/208V, 3 phase

Water & Sewer: City of Liberty Lake

Parking: 82 car parks

Signage: Electronic message center sign on I-90

Availability: Immediately

LEASE PRICE: \$22,000/Month/NNN

SALE PRICE: \$5,600,000

OFFICE & MANUFACTURING FACILITY |

23221 E. Knox Avenue
Liberty Lake, WA 99019

**View
Location**



MARK LUCAS, SIOR

509.755.7524

mlucas@kiemlehaood.com

TRACY LUCAS

509.755.7558

tracyl@kiemlehaood.com

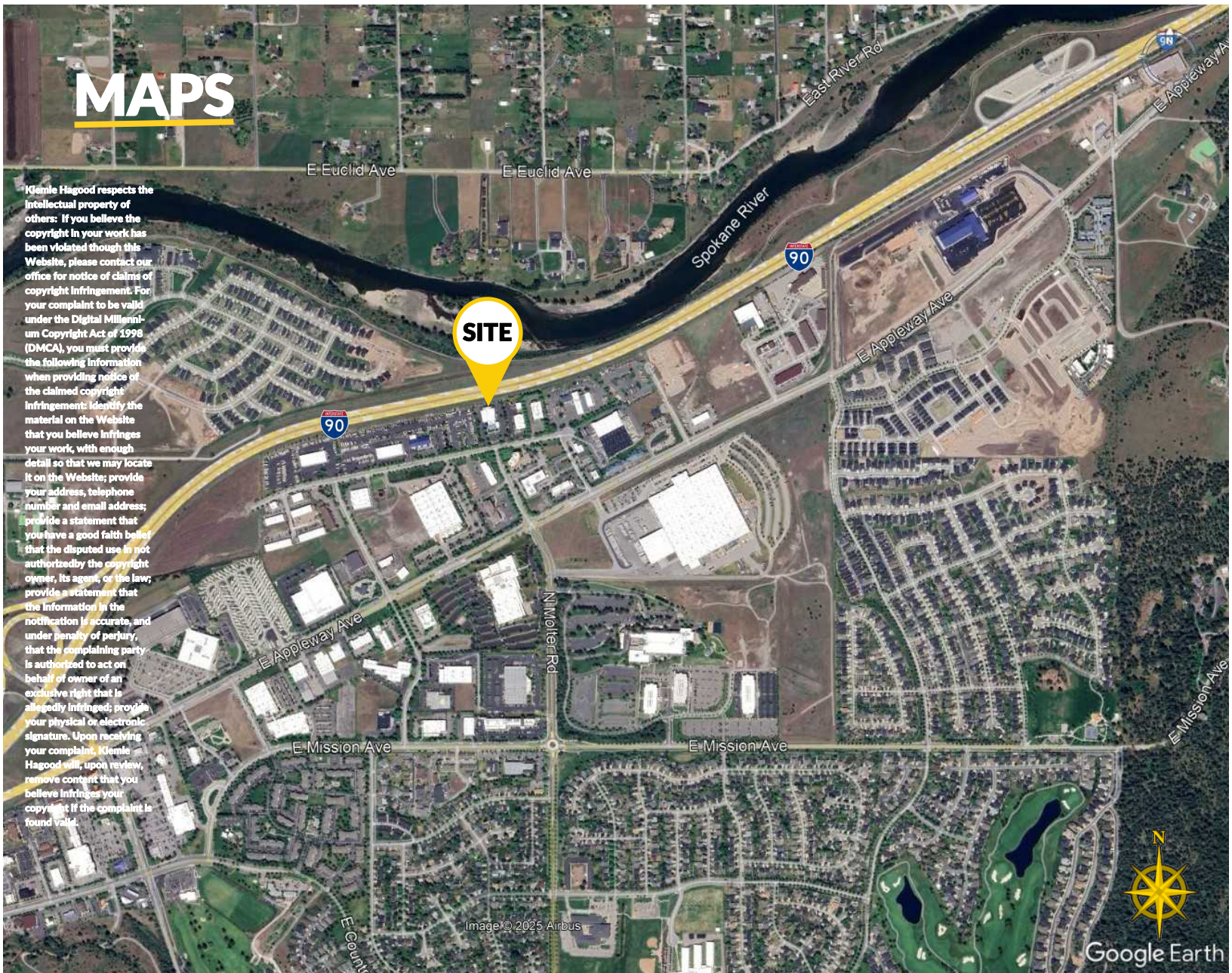
**KIEMLE
HAGOOD**

601 W. Main Ave., #400
Spokane, WA 99201

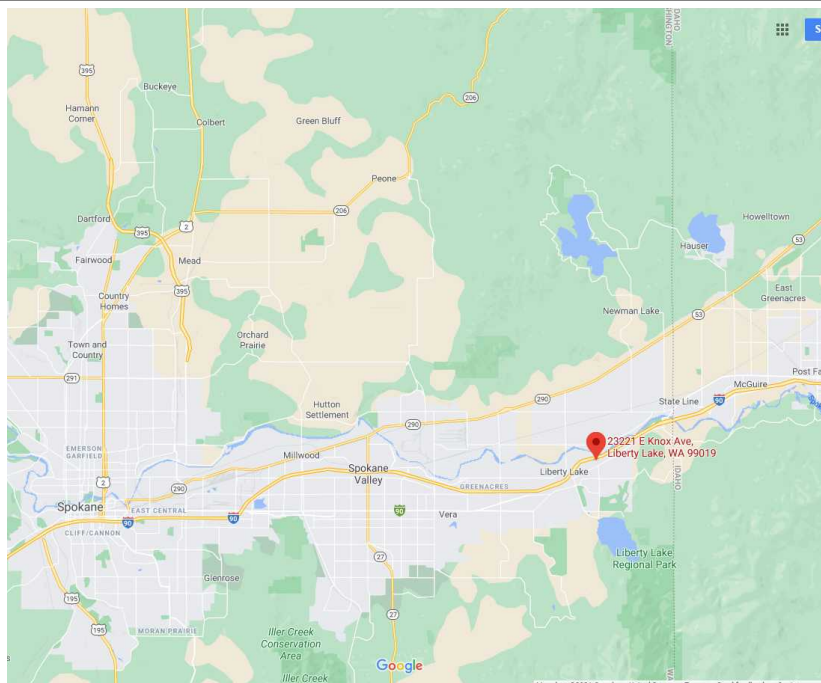
All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 01/16/25/tp J:\BROKERS\LUCAS DOCS\FLYERS\Knox E 23221.PUB

MAPS

Klemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Klemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.



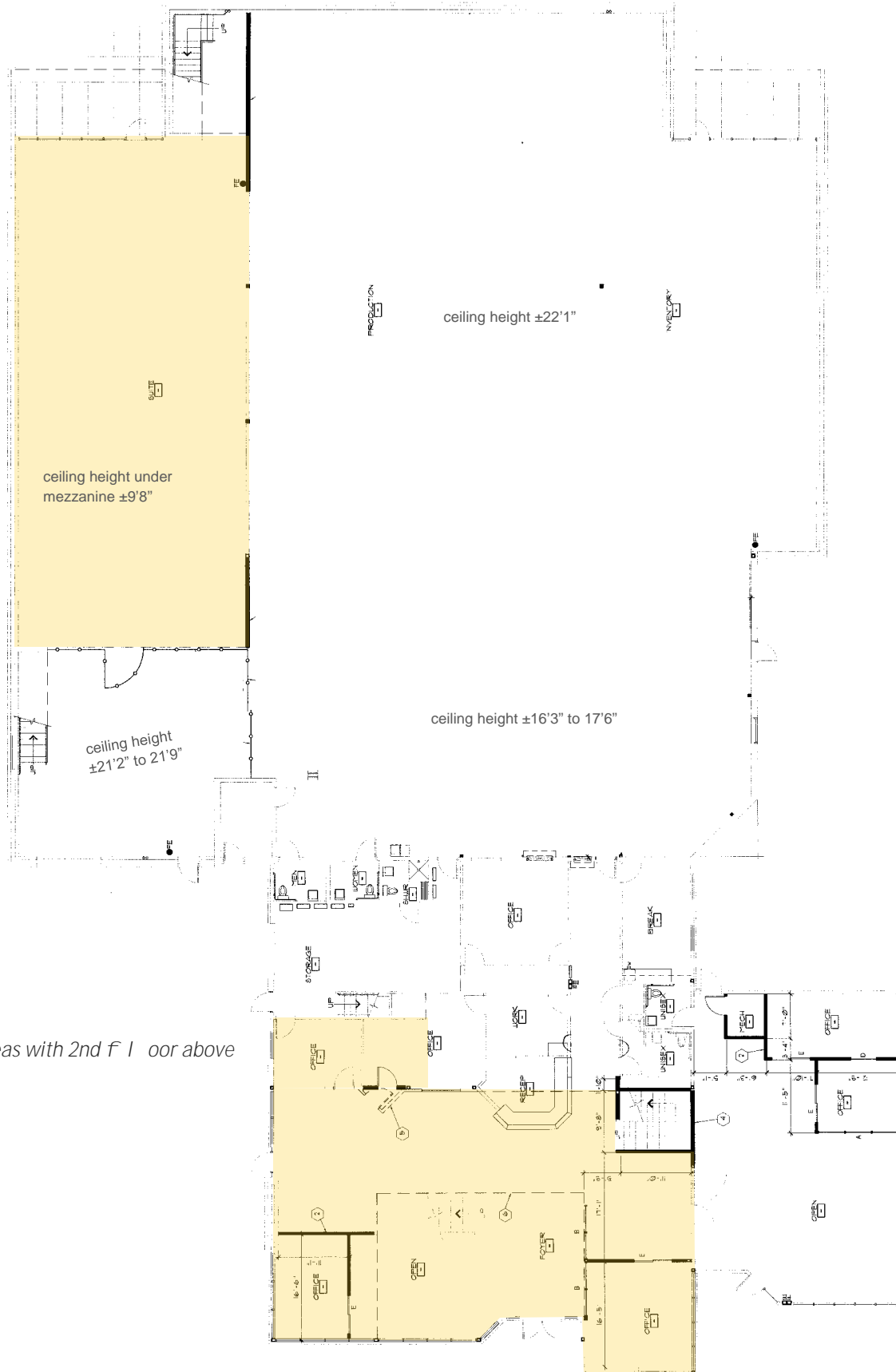
OFFICE/MANUFACTURING | 23221 E. Knox Ave., Liberty Lake, WA 99019



FLOOR PLAN

MAIN FLOOR

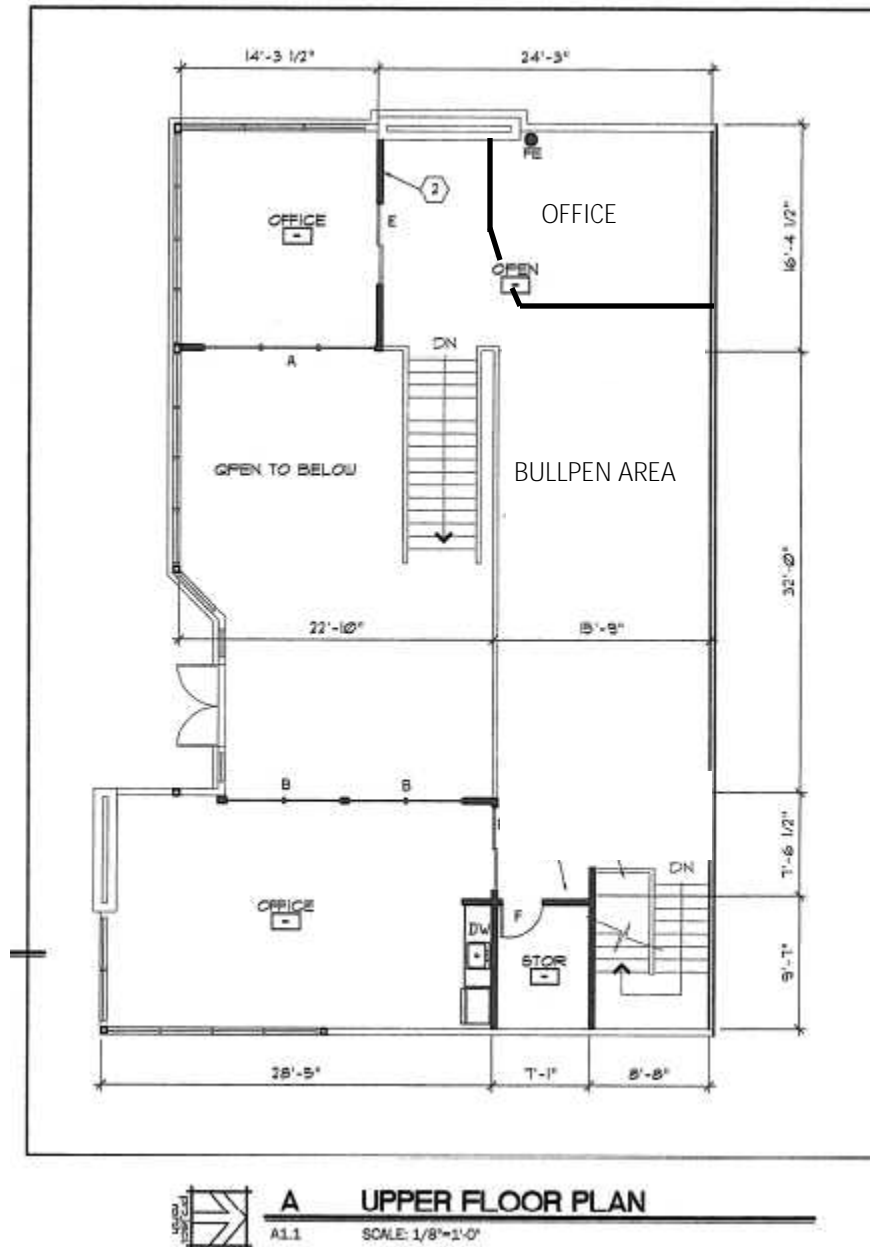
23221 E. Knox Ave., Liberty Lake, WA 99019

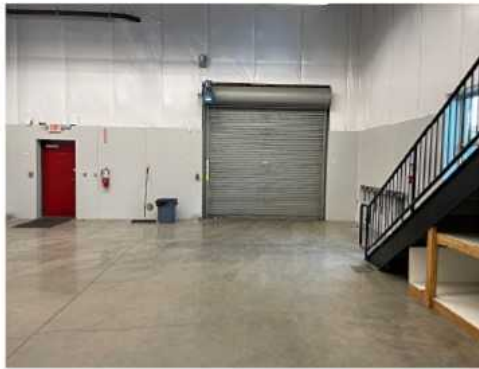


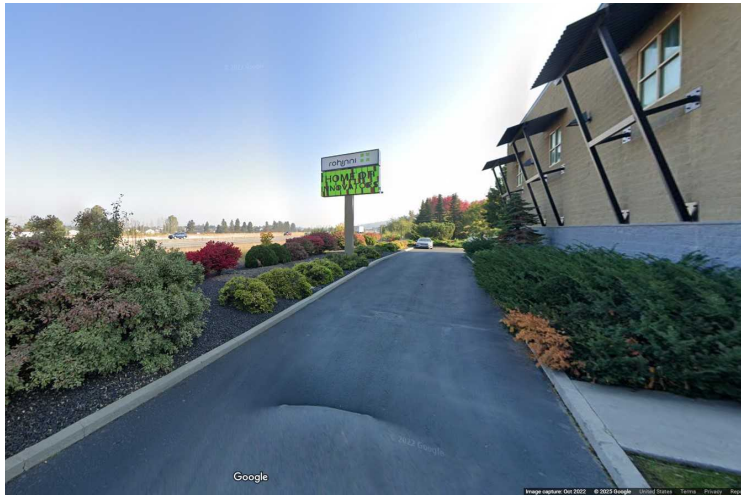
A MAIN LEVEL FLOOR PLAN
SCALE 1/8"=1'-0"

2ND FLOOR OFFICE PLAN

23221 E. Knox Ave., Liberty Lake, WA 99019







Office & Manufacturing

23221 E. Knox Ave.
Liberty Lake, WA 99019

OFFICE LOCATIONS

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

KIEMLE
HAGOOD

MARK LUCAS, SIOR

509.755.7524 mlucas@kiemlehagood.com

TRACY LUCAS

509.755.7558 tracyl@kiemlehagood.com

601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201