



**For Lease**  
**Build to Suit**



## ***South Valley Mixed Use Lot***

**4019 S. Bowdish Road**  
**Spokane Valley, WA 99206**



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argerco.com](mailto:ggarger@argerco.com) | [www.argerco.com](http://www.argerco.com)

# PROPERTY HIGHLIGHTS



## *For Lease Build to Suit*

- **Parcel #: 45334.9040**
- **.96 of an Acre (41,818+/- SF)**
- **Zoning: Corridor Mixed Use (CMU),**  
Allows retail, office, light manufacturing and multi-family.
- **Located on South Bowdish Road near Dishman Intersection**
- **Growing Area of commercial, multi-family and residential new developments (SO-VAL / Ponderosa)**
- **New Construction Build to Suit: custom design your building that meets your specific business needs and capture the best efficiencies**
- **8,000 - 14,500 SF Building Potential**
- **Rental Rate negotiable based on scope of project and specifications. Tenant Improvement allowances**
- **Property owner seasoned developer and experienced design team**

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# MAP

**Centrally located on Bowdish Road between 32nd and Dishman**



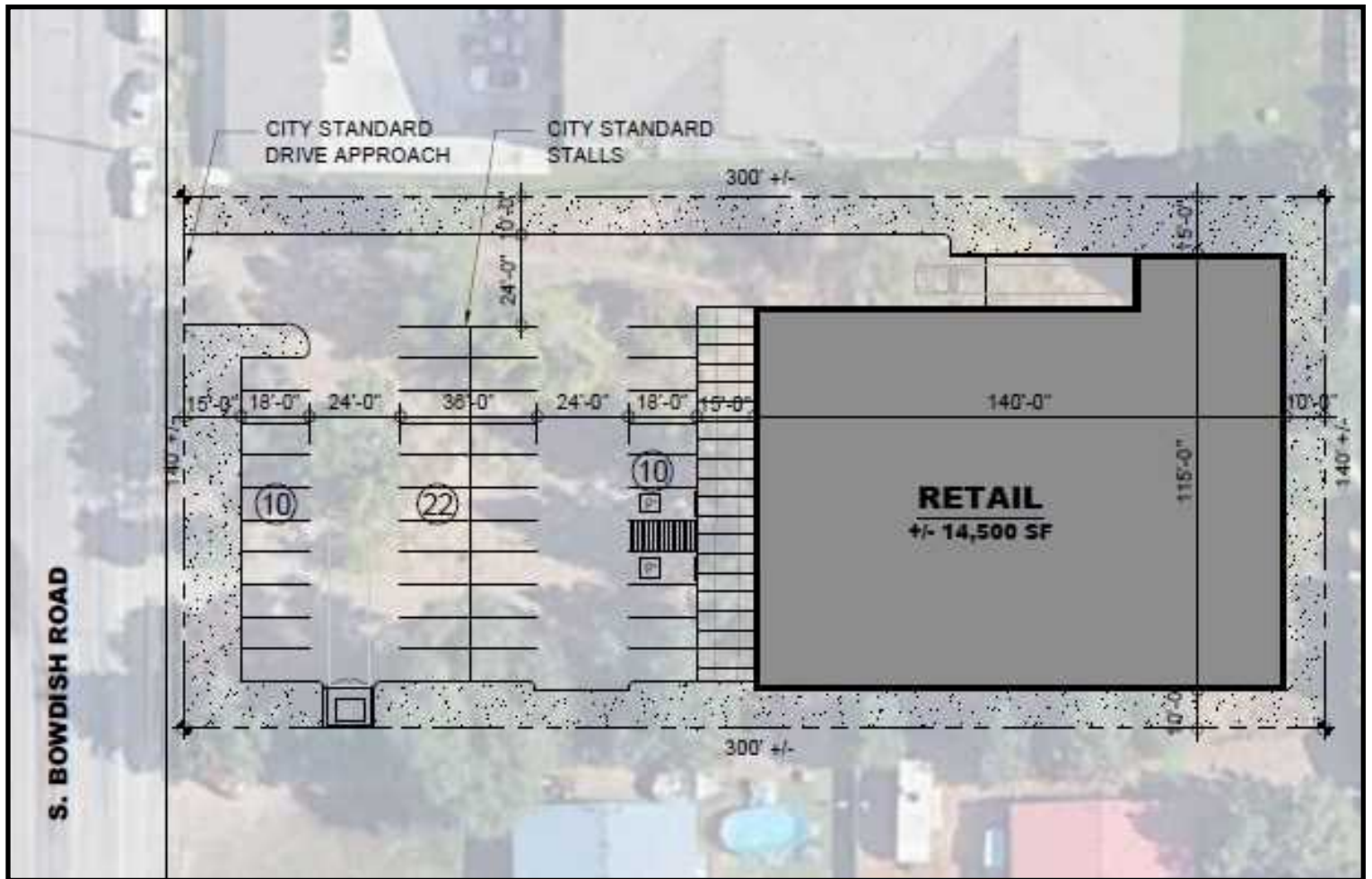
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# Preliminary Site Plan



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# ABOUT

CoStar  
**POWERBROKER** QUARTERLY DEALS

Q2 2025 DEALS **WINNER**



For over **40 years G. ARGER CO. REAL ESTATE INC.**, has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.

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