

# FOR SALE OR LEASE

- *Tenant Improvements Available*
- *6 Months Free Base Rent with Landlord  
Approved Lease by November 1, 2025*



## HIGH QUALITY FLEX INDUSTRIAL PROPERTY

<b>SALE PRICE</b>	\$5,800,000
<b>LEASE RATE</b>	\$13.50 PSF /YR
<b>NNN EXPENSE</b>	\$4.90 PSF
<b>TOTAL BLDG SF</b>	±36,498 SF
<b>PARCEL #s</b>	55104.9056 & 55104.9085
<b>ZONINGS</b>	Industrial (I)

## OFFICE / FLEX BUILDING

22820 E Appleway Avenue  
Liberty Lake WA 99019

TIM KESTELL, BROKER  
509.755.7542 | [tim.kestell@kiemlehagood.com](mailto:tim.kestell@kiemlehagood.com)



# FOR SALE

## OFFICE/FLEX BUILDING

22820 E Appleway Avenue  
Liberty Lake WA 99019

## SALE DETAILS

SALE PRICE: \$5,800,000

Total Building SF:  $\pm 36,498$  SF

Land Size:  $\pm 107,157$  SF /  $\pm 2.46$  Acres

Parcel #: 55104.9056 & 55104.9085

Zoning: Industrial(I)

Year Built/Renovated: 1992/2015

Parking:  $\pm 176$  Stalls ( $\pm 4.82$  per 1,000 SF)

- Multi-Tenant building
- High quality flex industrial property
- Rare Liberty Lake opportunity
- Ideal for owner user or investor
- Single level
- Ample parking
- Convenient freeway access
- Newer roofing
- Gym/Warehouse space
- Outdoor break area
- 440V power





# FOR LEASE

## OFFICE/FLEX BUILDING

22820 E Appleway Avenue  
Liberty Lake WA 99019

## LEASE DETAILS

Lease Rate: \$13.50 PSF + NNN

Est. NNN's: \$4.90 PSF

Total Building SF:  $\pm 36,498$  SF

Available SF:  $\pm 31,111$  SF

*Divisible to:  $\pm 3,000$  SF*

Zoning: Industrial (I)

Year Built/Renovated: 1992/2015

Parking:  $\pm 176$  Stalls ( $\pm 4.82$  per 1,000 SF)

- Multi-Tenant building
- Single level
- Ample parking
- Convenient freeway access
- Private offices
- Open area
- Conference rooms
- Kitchen/Break room
- Newer Roof
- Gym/Warehouse space
- Outdoor break area
- 440V power














# OFFICE / FLEX BUILDING

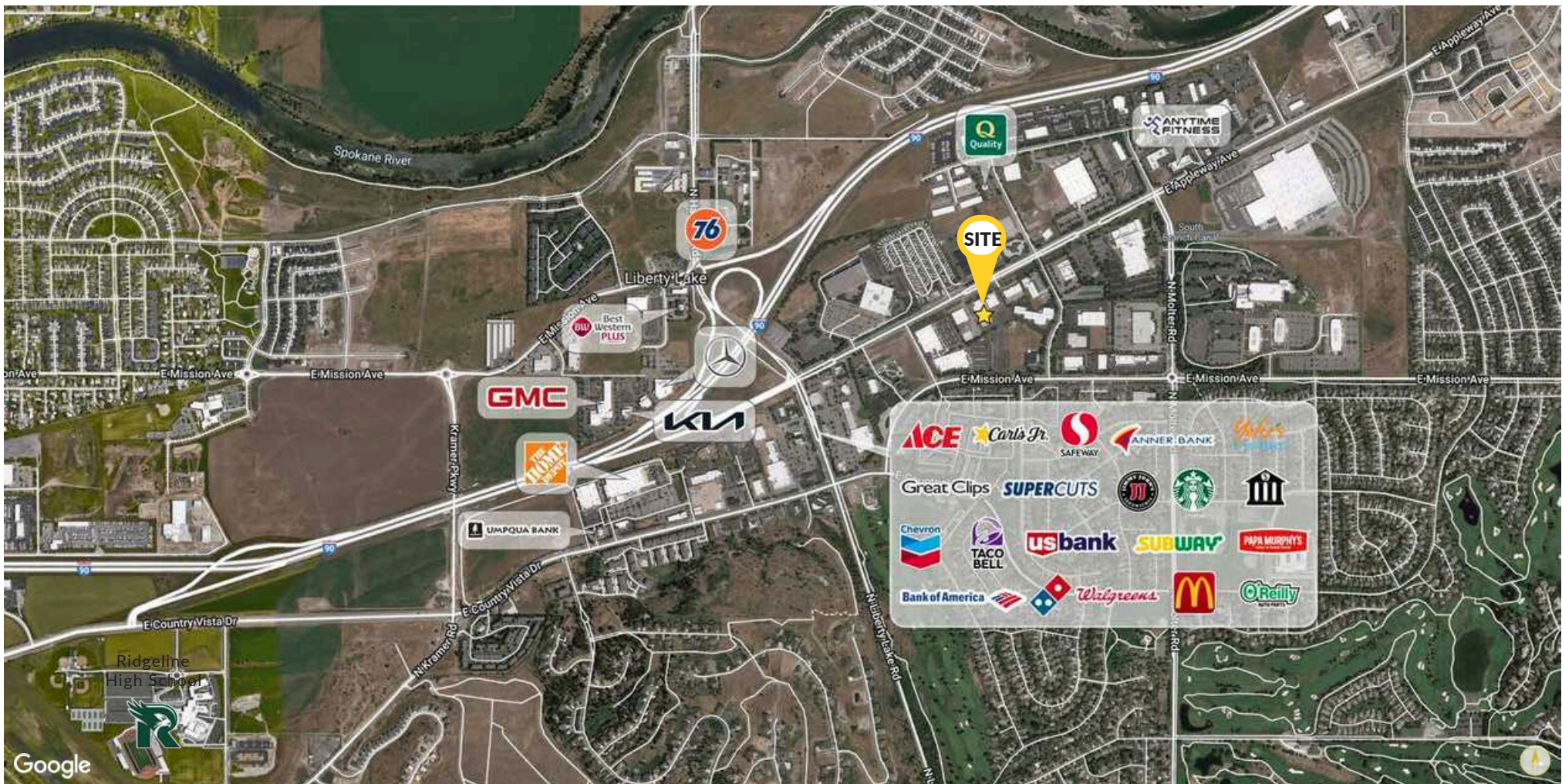
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DEMOGRAPHICS		1 MI	3 MI	5 MI
EST POPULATION 2025		5,570	28,323	58,723
PROJ. POPULATION 2030		5,768	29,649	61,698
ADJ. DAYTIME DEMOS		6,741	18,036	42,879
2025 AVERAGE HHI		\$145,646	\$133,383	\$125,648
2025 MEDIAN HHI		\$108,237	\$100,469	\$97,848

TRAFFIC	
AVERAGE DAILY TRAFFIC	
East Appleway Avenue	±10,899 ADT
North Liberty Lake Road	±15,516 ADT





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## OFFICE LOCATIONS

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

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HAGOOD

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