

# FOR SALE OR LEASE



**KIEMLE  
HAGOOD**

**Owner User Opportunity on Montgomery Corridor**  
10021 E Knox Avenue, Spokane Valley WA 99206

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## PARCEL HIGHLIGHTS

Industrial property available featuring a 14,094 SF building situated on a 26,672 SF lot. Built in 1980, this well-maintained facility is zoned Industrial and offers functional space ideal for a variety of industrial or warehouse uses. The building includes four grade-level overhead doors, allowing for efficient loading and unloading. A great opportunity for owner-users or investors seeking a strategically positioned industrial asset.

**OFFERING PRICE:**  
**\$2,250,000**

<b>BUILDING SIZE</b>	±14,094 SF
<b>LOT SIZE</b>	±26,672 SF
<b>PARCEL NO.</b>	45084.0226
<b>ZONING</b>	I - Industrial
<b>YEAR BUILT</b>	1980
<b>AVAILABLE</b>	October 2025
<b>4 GRADE LEVEL OVERHEAD DOORS</b>	



# AVAILABLE FOR LEASE

## SUITE 101

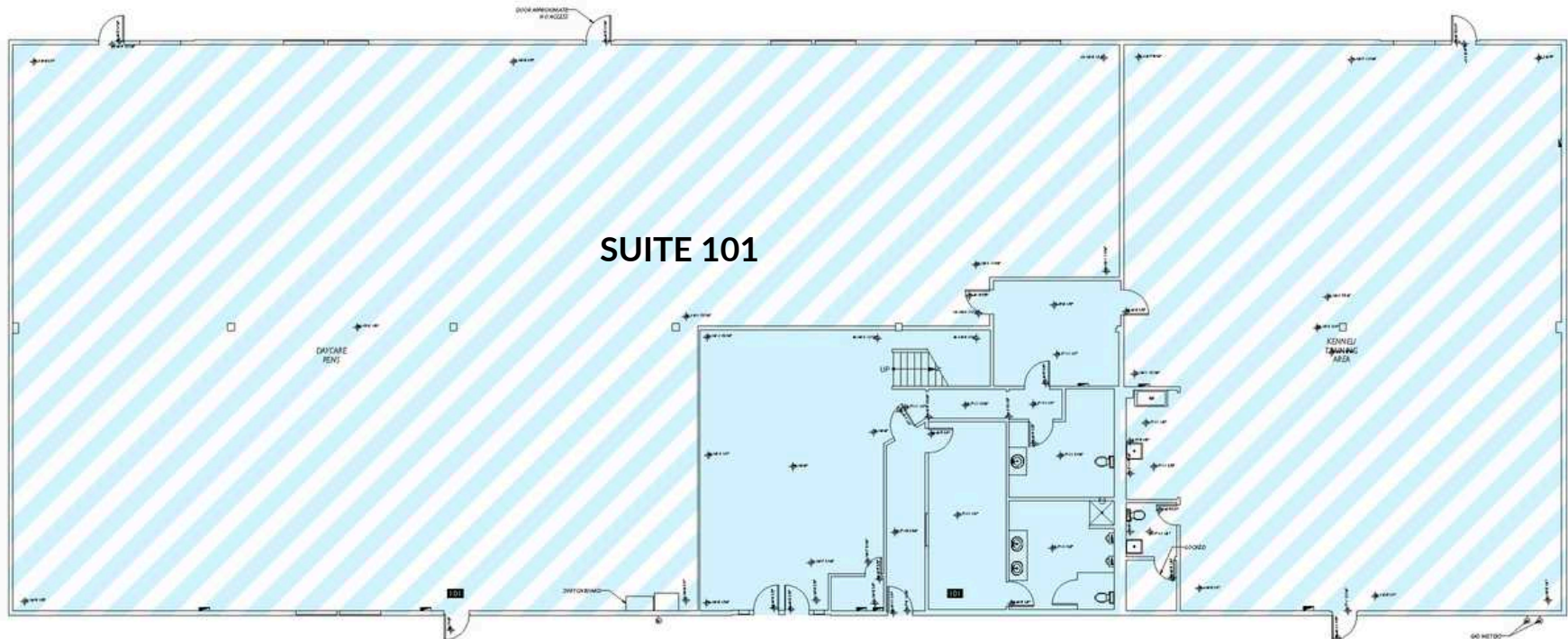
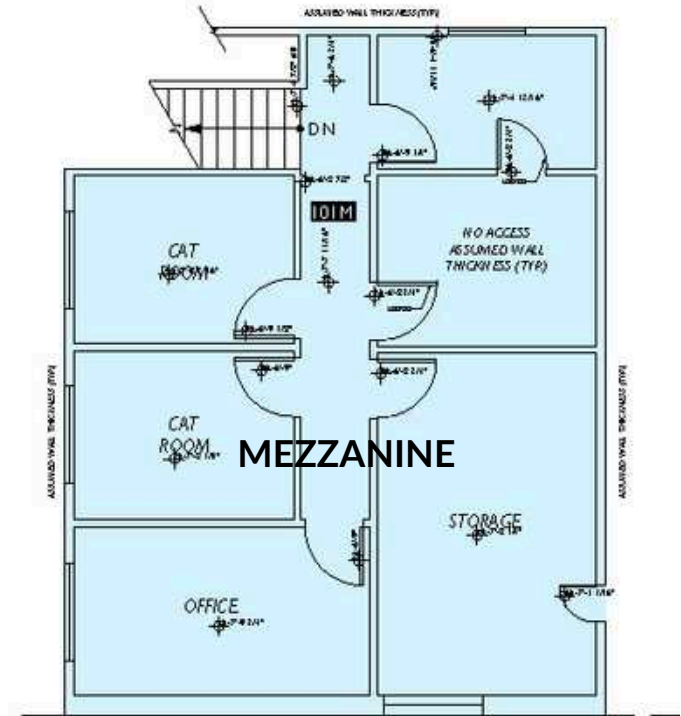
### LEASE RATE:

\$0.92 PSF/Month, NNN

OFFICE SPACE ±1,878 SF

WAREHOUSE SPACE ±11,337 SF

MEZZANINE ±877 SF

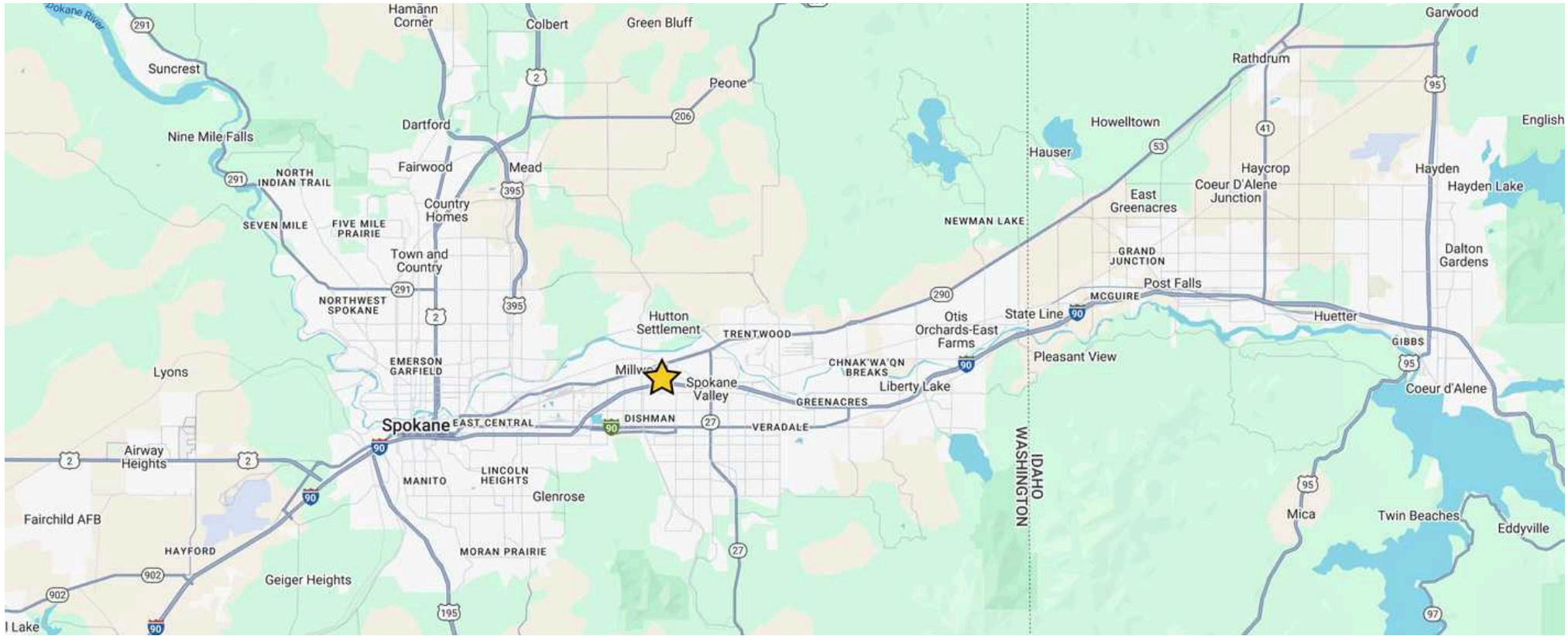




# SITE PHOTOS







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[VIEW LOCATION](#)



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#### OFFICE LOCATIONS

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

601 W Main Avenue, Suite 400  
Spokane, WA 99201