

INDUSTRIAL WAREHOUSE FOR LEASE

NEW CONSTRUCTION TO BE COMPLETED BY THE END OF 2025!



WAREHOUSE & OUTDOOR STORAGE FACILITY

19407 E Garland Avenue, Spokane Valley, WA 99216

KIEMLEHAGOOD

Developed By



**Woudenberg
Properties**

INDUSTRIAL OUTDOOR STORAGE

ERIK NELSON, SIOR

D | 509.220.4042

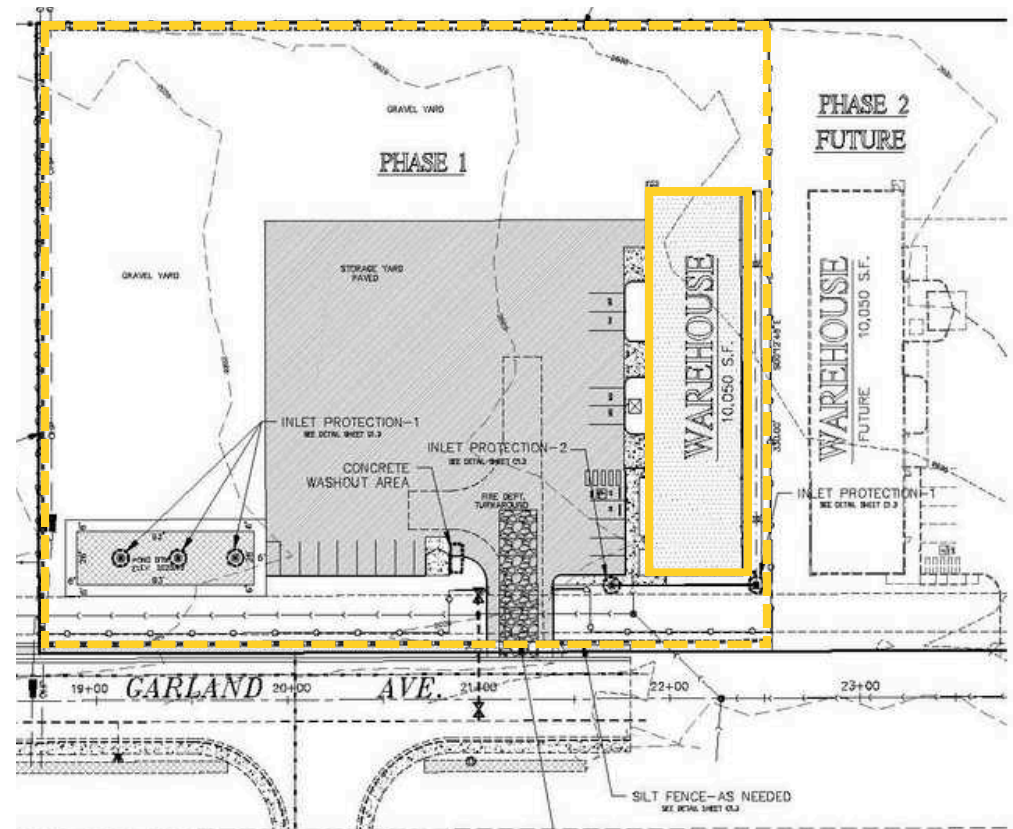
erik.nelson@kiemlehagood.com

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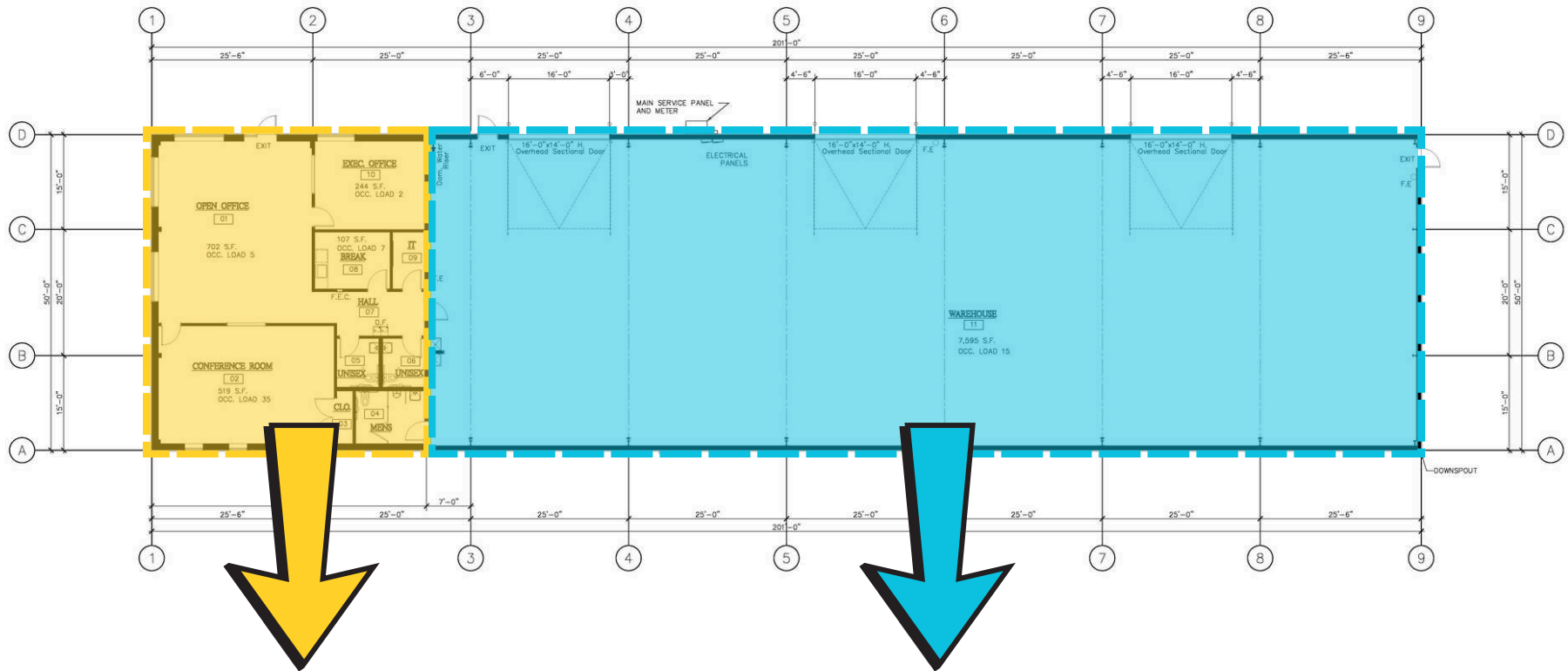
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- Strategically located in Barker Industrial Corridor between Trent Avenue & Interstate 90
- Large asphalt & compacted gravel yard
- Conference room with open showroom office concept
- Oversized 16' wide grade level loading doors
- Adjacent 2.9 acres of land can be improved for additional yard space and/or buildings if needed

MONTHLY RENT	\$25,000 per month
EXPENSE TYPE	NNN
WAREHOUSE SIZE	±10,050 SF
LOT SIZE	±126,731 SF (2.9 Acres)
PARCEL NO.	45143.2846
ZONING	Industrial (I)
LOADING	3 - Grade Level Doors (14'H x 16'W)
CLEAR HEIGHT	Varies 16-20'
POWER	600 Amp, 208/120V, 3 Phase



WAREHOUSE SPACE







CONSTRUCTION TO BE COMPLETE BY END OF 2025

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