

# INDUSTRIAL WAREHOUSE FOR LEASE



## WAREHOUSE & OUTDOOR STORAGE FACILITY

19407 E Garland Avenue, Spokane Valley, WA 99216

**KIEMLEHAGOOD**

Developed By



**Woudenberg  
Properties**

INDUSTRIAL OUTDOOR STORAGE

**ERIK NELSON, SIOR**

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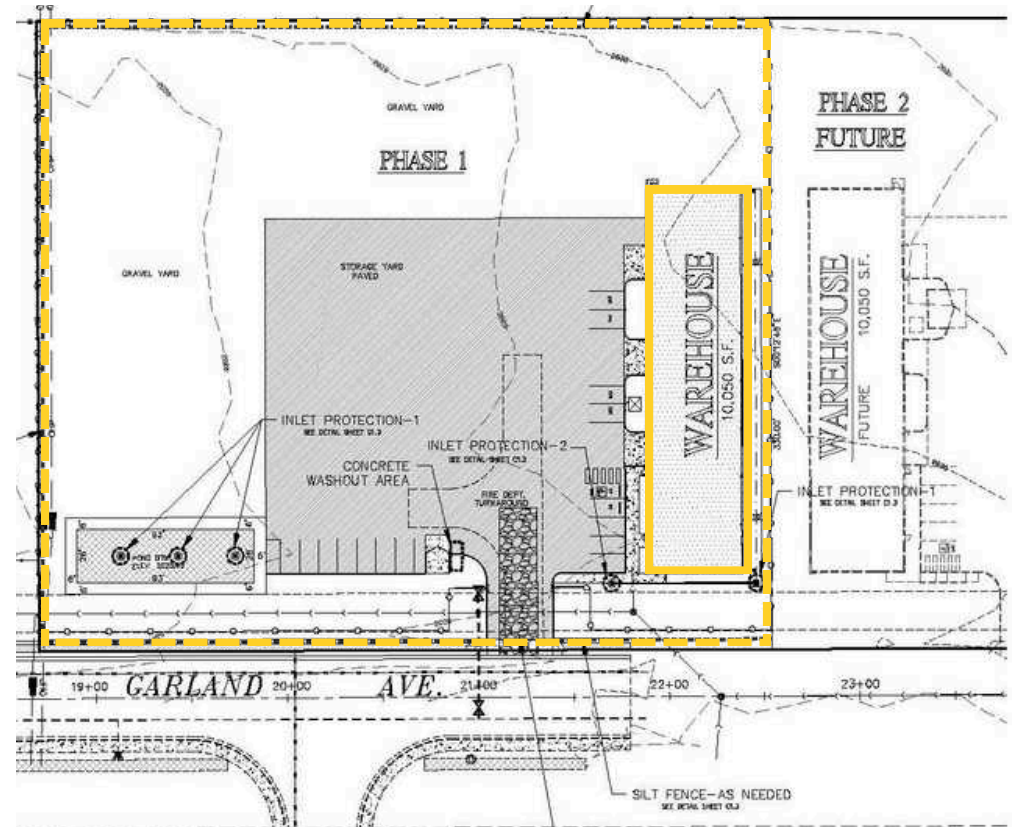
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# INDUSTRIAL WAREHOUSE & OUTDOOR STORAGE FACILITY FOR LEASE

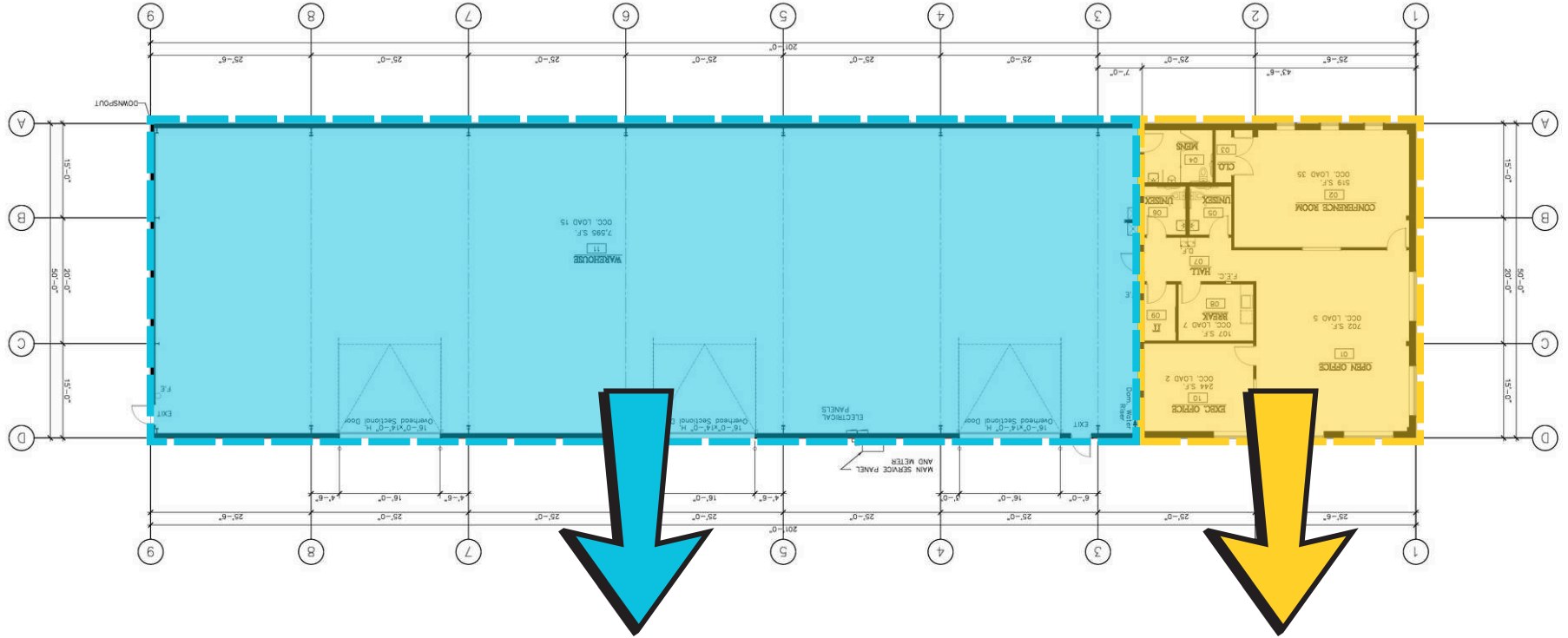
- Strategically located in Barker Industrial Corridor between Trent Avenue & Interstate 90
- Large asphalt & compacted gravel yard
- Conference room with open showroom office concept
- Oversized 16' wide grade level loading doors
- Adjacent 2.9 acres of land can be improved for additional yard space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



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

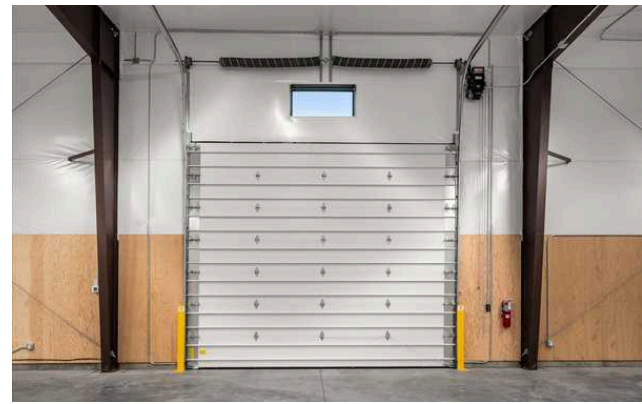
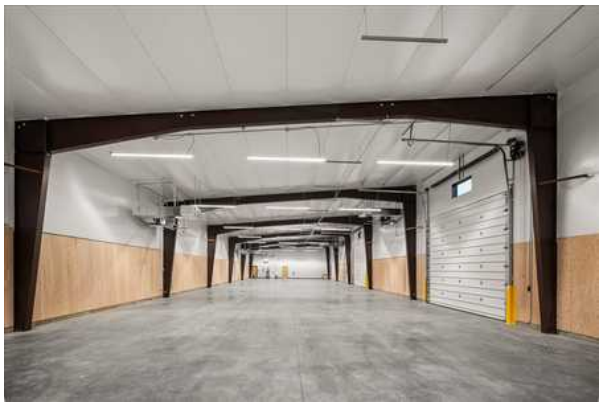


**TOTAL BUILDING SIZE:**  
**±10,050 SF**



**WAREHOUSE SPACE**

**OFFICE SPACE**





Google



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