

FOR LEASE



OFFICE/WAREHOUSE SUITES

11115 E. Montgomery
Spokane Valley, WA 99206

Suite #	Total Main Floor SF	Office SF	Whse SF	Mezzanine	Monthly Base Rent	2026 Est. NNNs (26¢/SF/Mo)	Total Monthly Rent	Notes
C	±2,000	±1,000	±1,000	± 1,000 STORAGE	\$1,850	\$520	\$2,370	dock and grade loading

LOCATION: On the north side of the Montgomery corridor between Argonne Road and Pines Road I-90 Interchanges, offering excellent exposure and easy I-90 access.

SITE: A portion of a multi-tenanted complex totaling ±43,124 SF per County Records; Parcel #: 45092.9064

ZONING: I, Industrial, per City of Spokane Valley

UTILITIES: Avista Utilities services gas and electric; units are separately metered and tenant pays utility charges & garbage

POWER: Tenants to verify **AGE:** 1991 **CONSTRUCTION TYPE:** Wood frame

LOADING: Tenants to verify that dock doors and grade loading will accommodate their use

PARKING: Currently striped for 27 plus 2 handicap car parks for the entire complex

NOTE: Owner is a Washington LLC and members are licensed real estate brokers in the state of Washington

All square footage is approximate. All critical measurements should be verified. Total building rentable area: 15,475 SF

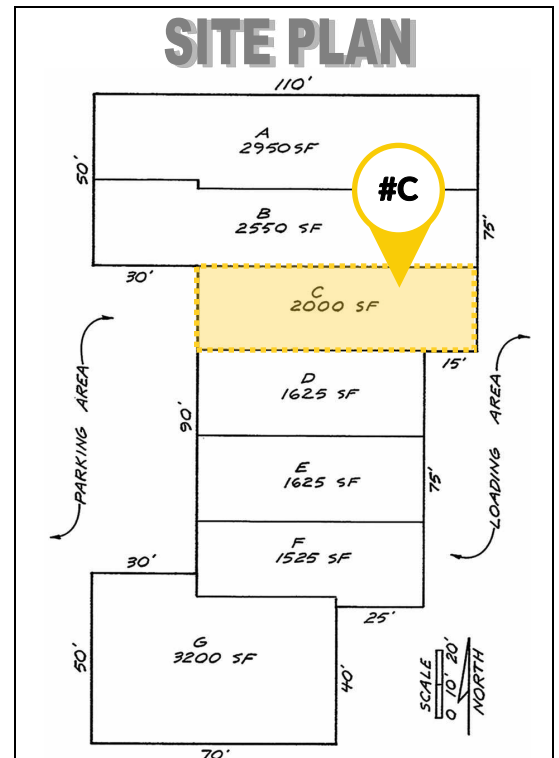
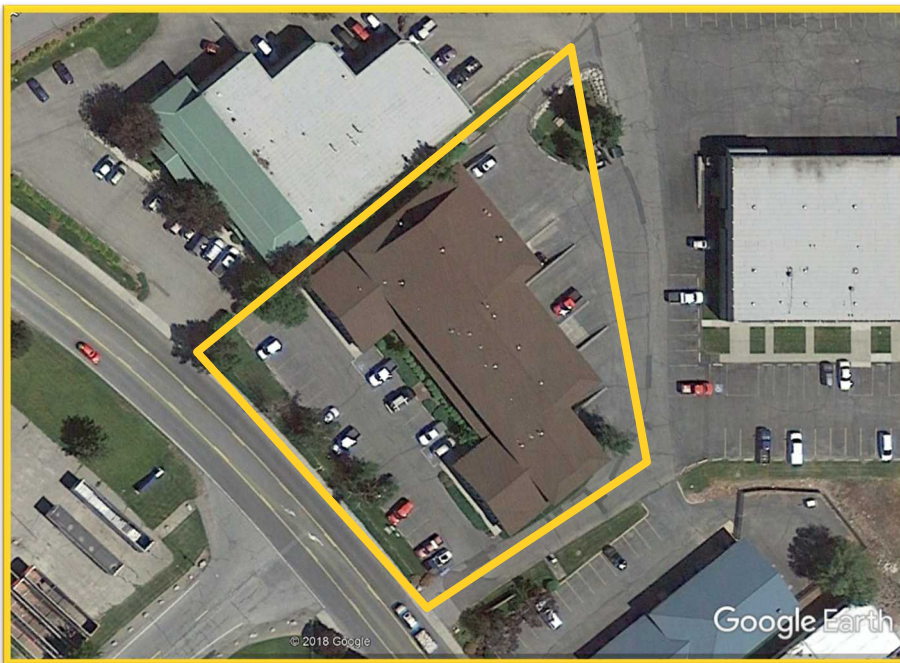
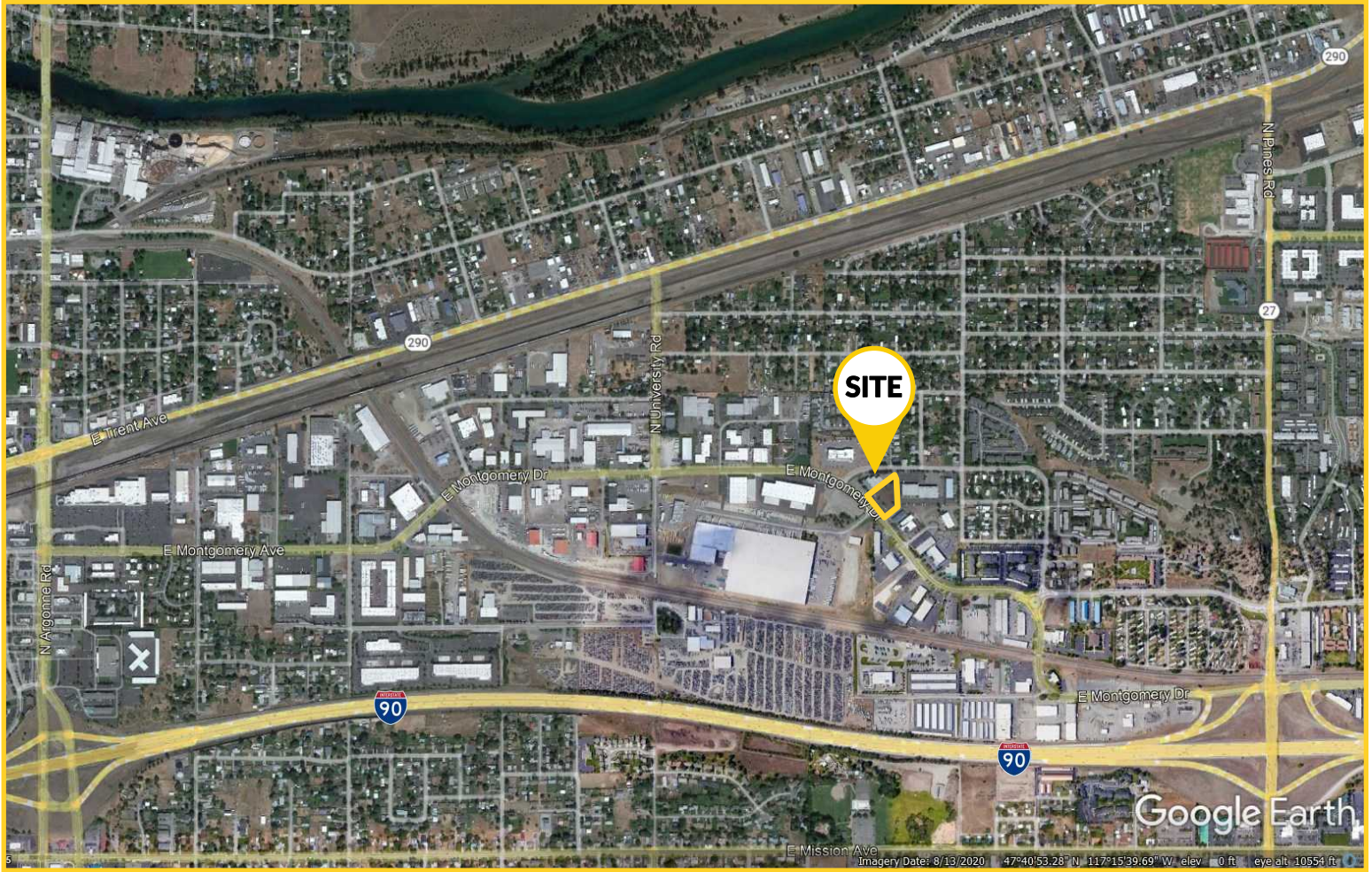
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KIEMLEHAGOOD

Aerials and Site Plan

11115 E. Montgomery | Spokane Valley, WA 99206



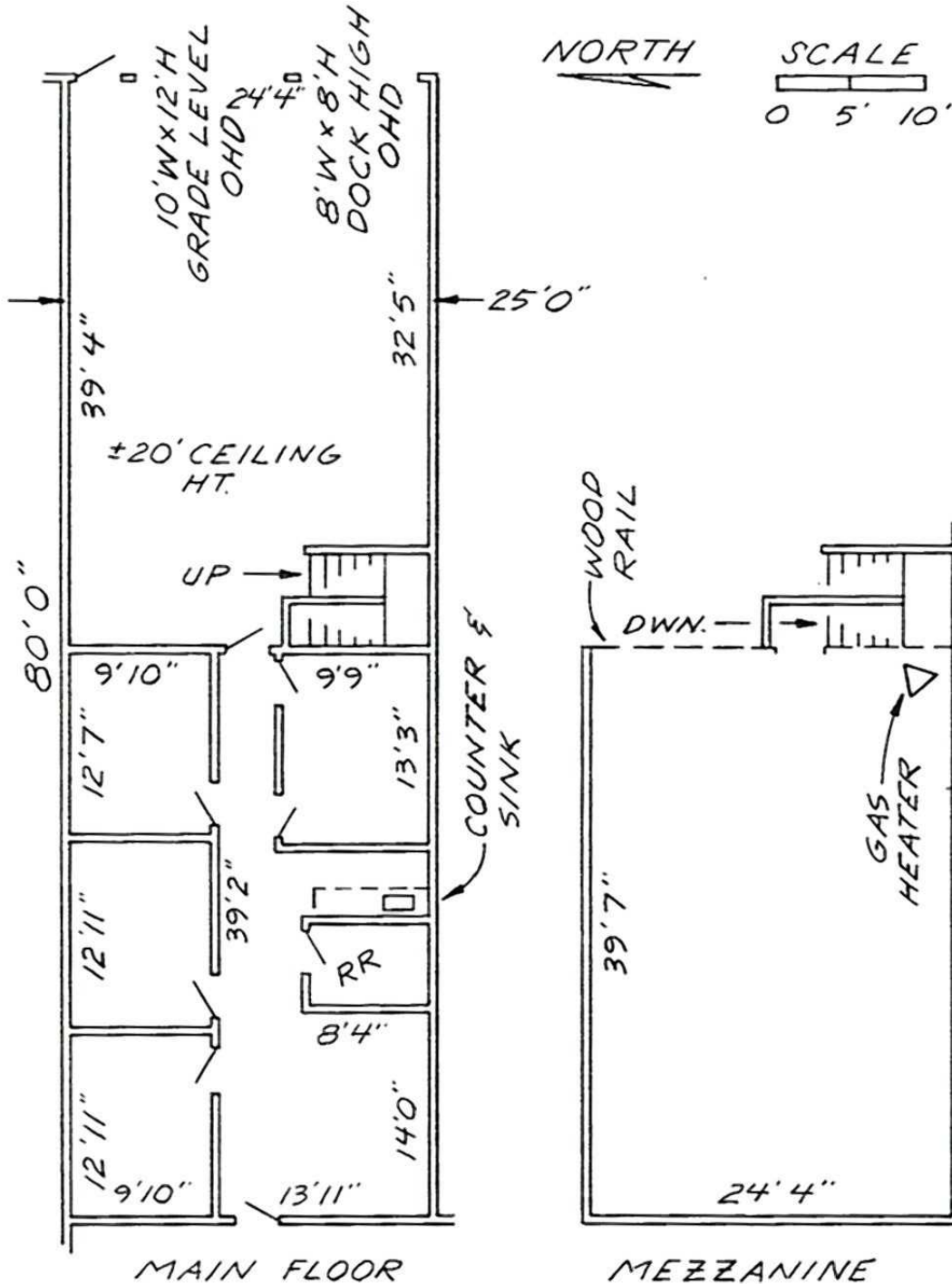
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SUITE C

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