

FOR LEASE



OFFICE WAREHOUSE |

18001 E. Euclid Avenue, Suite C
Spokane Valley, WA 99216

LEASE RATE:
55¢/SF PER MONTH/NNN
NNN ESTIMATE: 12¢/SF/MO

- LOCATION:** Great Spokane Valley location, situated just east of the Spokane Industrial Park on the north side of Euclid, between Flora and Barker Roads. Easy access to both I-90 and Trent (SR-27).
- SITE:** A portion of a ±14.45 acre site, parcel #55064.0172
- ZONING:** City of Spokane Valley, I, Industrial
- IMPROVEMENTS:**

Suite	Total SF	Office SF	Whse SF	Loading	Power	Heat	Availability
C	±19,279	±1,587 (mezzanine)	±17,692	Grade loading doors plus shared common 2 bay dock loading area	600 amps 480 volt, 3 phase	Gas unit heaters	June 2026

- Clearance: ±15' to 26'8", see floor plan
- Sewer: Spokane County Utilities
- Water: Consolidated Irrigation District #19
- Construction Type: Steel frame, metal skin
- Age: 1986
- Sprinkler: Wet system
- Note: Owner is licensed real estate Broker in Idaho

OFFICE LOCATIONS SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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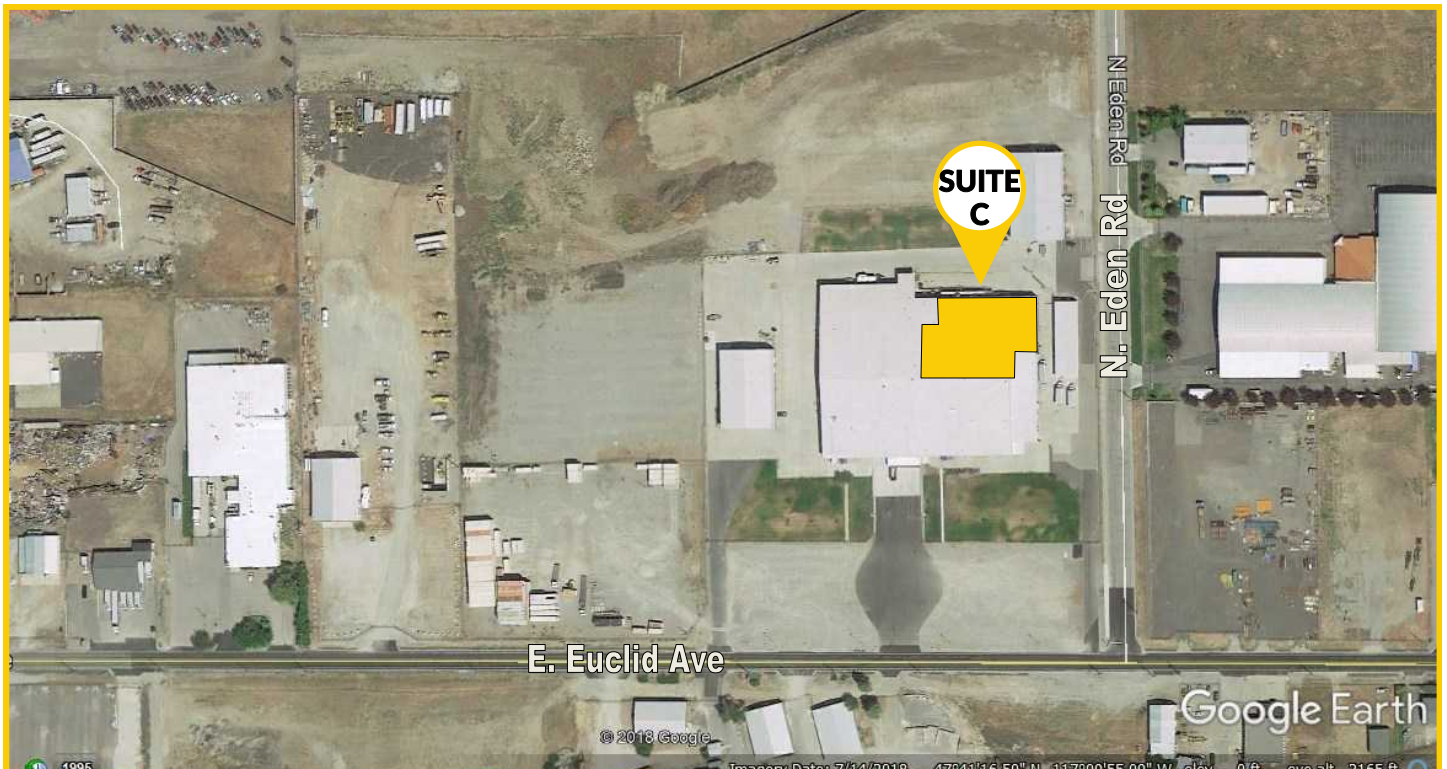
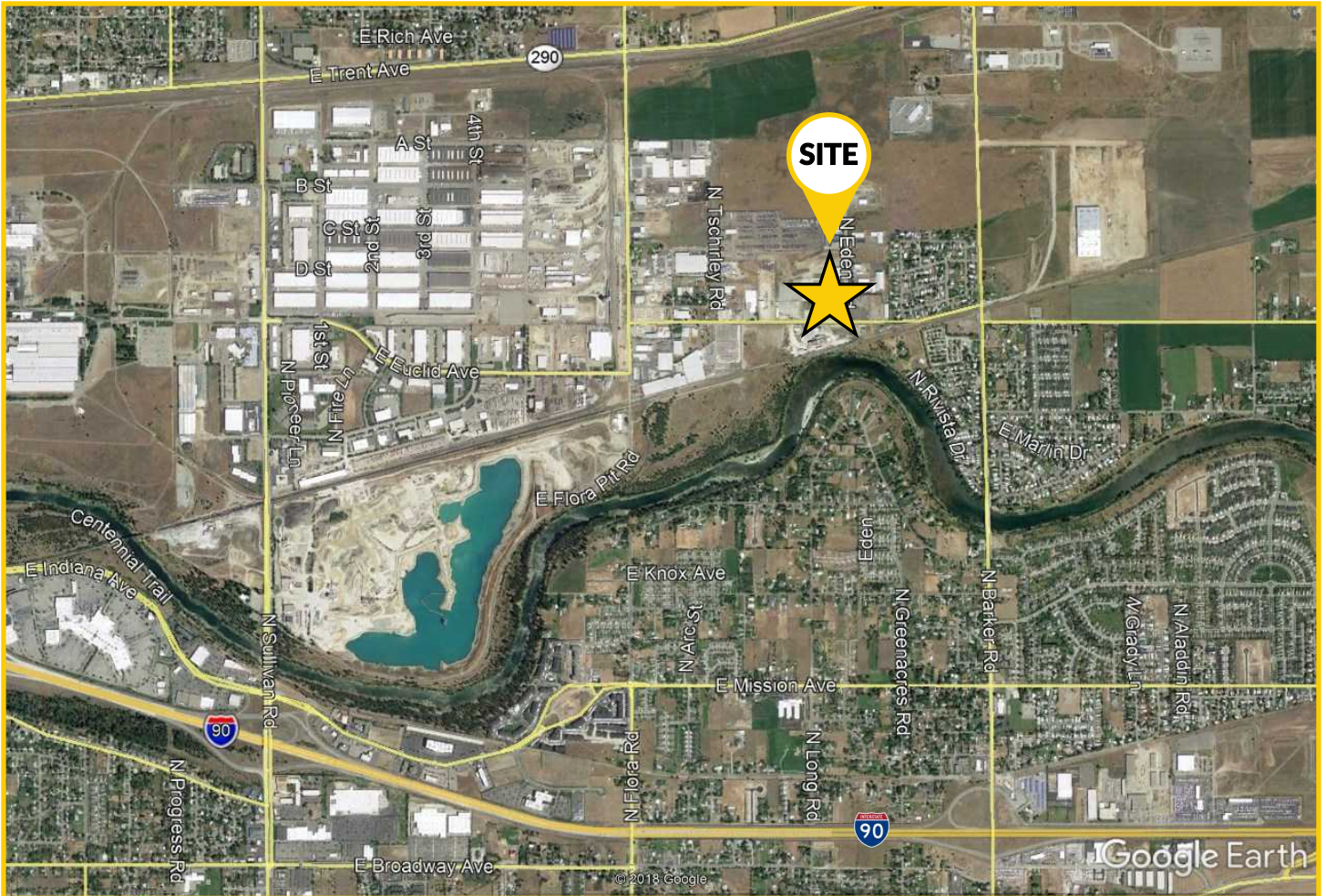
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AERIALS

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