

OFFICE/ WAREHOUSE INDUSTRIAL RETAIL FLEX FOR LEASE

Offered at
\$1,600 Each Unit

\$2,750 Combined

Per Month Plus Utilities



12018 E 1st Avenue,
Spokane, WA 99206

Parcel: 45211.0221

Owner/Agent

**Appointment only.
Please do not disturb
tenants.**


TWO UNITS OR COMBINED

Located just off Pines Road and south of Sprague Avenue in the Spokane Valley. Suites are currently combined.

Recently renovated, Unit D is approx. 1,500 square feet with one 10x10 ft roll-up door, 14 ft ceilings, 4 private offices, 2 open areas, 1 new restroom and a storage room.

Unit C is approx. 1,500 square feet of warehouse with a restroom and one, 10x10 ft roll-up door. 200 amps of single-phase power and sealed concrete floors.

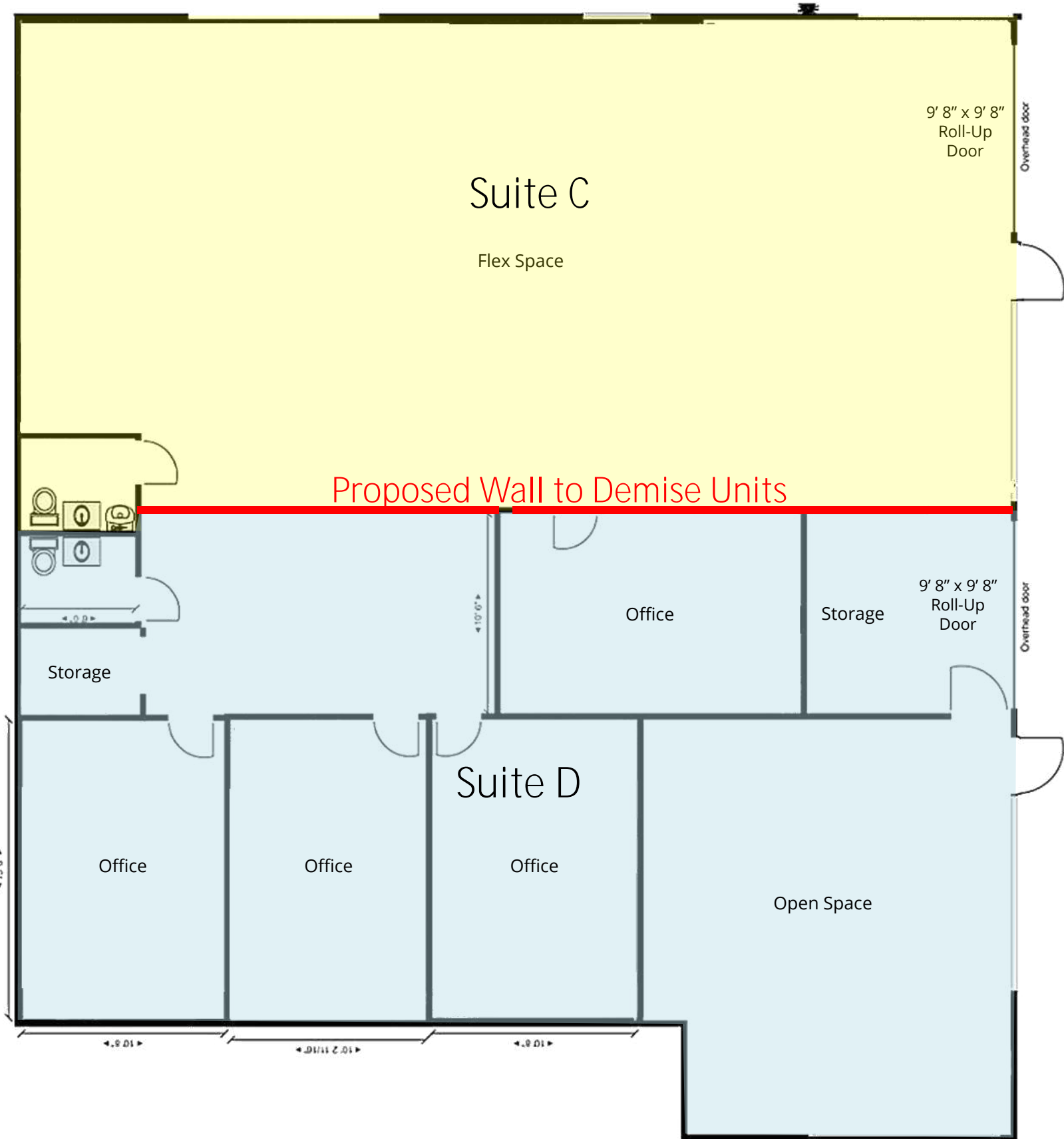
Use of part of the existing monument sign available. Well suited for contractors, retail/distribution or other light industrial uses.

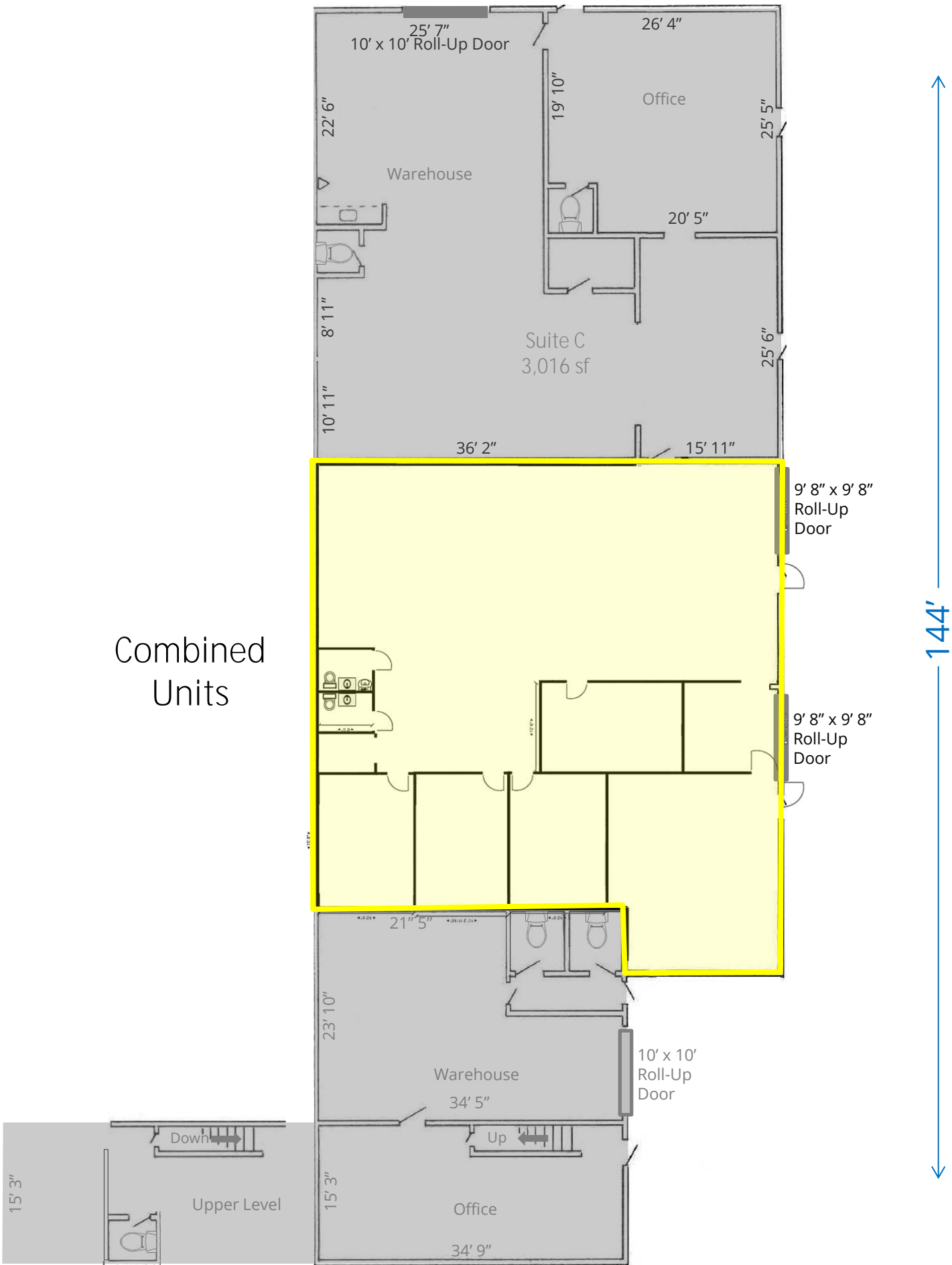
 **ROB KANNAPIEN** 208.704.3832
robk@ccim.net **CCIMTEAM.COM**

 **COLDWELL BANKER
COMMERCIAL** SCHNEIDMILLER REALTY
2000 Northwest Blvd
Coeur d'Alene, ID 83814

Data is deemed reliable, no warranties or representations expressed or implied. Broker not responsible for changes, errors, omissions, or prior sale without notice. All critical measurements shall be done by Lessee or Buyer.







Combined Units



Unit D



Unit D



Unit D



Unit D



Unit D



Unit C - Warehouse
FF&E to be removed before occupancy

Interstate 90

E Mission Avenue

E Boone Avenue

E Broadway Avenue

E Alki Avenue

E Valleyway Avenue

Allstate

NORTHWEST AUTOMOTIVE CENTERS

Opportunity Presbyterian Church

E Main Avenue

LIBRARY

PINE STREET MARKET

ValueVillage good all around

Dutch Bros. Coffee

Denny's

BURGER KING

E Sprague Avenue

PAWN

novus glass

PHO LE BROTHERS

THRIFTY SCOTSMAN DRIVE-INN

HERITAGE MUSEUM

RITE AID

Wendy's

Starbucks

Yacolme

H&R BLOCK

Medicine Shoppe PHARMACY

RON'S DRIVE-INN

Baskin Robbins

MONEY TREE

The White Elephant

E 1st Avenue

INDY FOOD MART

CHECKER AUTO SALES

TEST AMERICA

Advance Auto Parts

POLKA DOT POTTERY

FRUCETS • STUFF plumbing

VALLEY CLASS Serving Spokane Since 1946

Believe BRIDE

Spines Road

E 4th Avenue

