



**OFFICE / WAREHOUSE
FOR LEASE
11303 E. MONTGOMERY AVE
SPOKANE VALLEY, WASHINGTON**



LOCATION: Approximately two (2) blocks west of Pines Road, this property is located on the Montgomery Corridor Arterial, with good access to the Pines / I-90 Freeway Interchange.

SITE: A portion of a multi-tenant industrial property totaling approximately 79,832 square feet (1.83 acres). Parcel #45092.9098

ZONING: City of Spokane Valley I-2, Light Industrial.

IMPROVEMENTS:

Bay #	Office Sq.Ft.	Whse Sq.Ft.	Total Sq.Ft.	Base Rent	NNN Charges	Total Rent	Notes
#3	±1,073	±3,655	±4,728	\$1,975 / Mo	\$510 / Mo	\$2,485 / Mo	1-12'x14' OH Dr.

Construction Type: Concrete Tilt-Up
 Grade Level Door: One (1) - 12' Wide by 14' High Overhead Door
 Dock-Hi Doors: Two (2) - 8' Wide by 10' High Dock-Hi Doors
 Heat / Office: Forced Air Gas Heat w/ Air Conditioning
 Warehouse: Gas Fired Unit Heaters
 Power: Each Unit Serviced by a 200 Amp Single-Phase Electric Panel

UTILITIES / SEWER & WATER: Spokane County Utilities Department / Sewer. Irvin Water District / Water.

GAS & ELECTRIC: Tenant Responsibility / Metered Separately

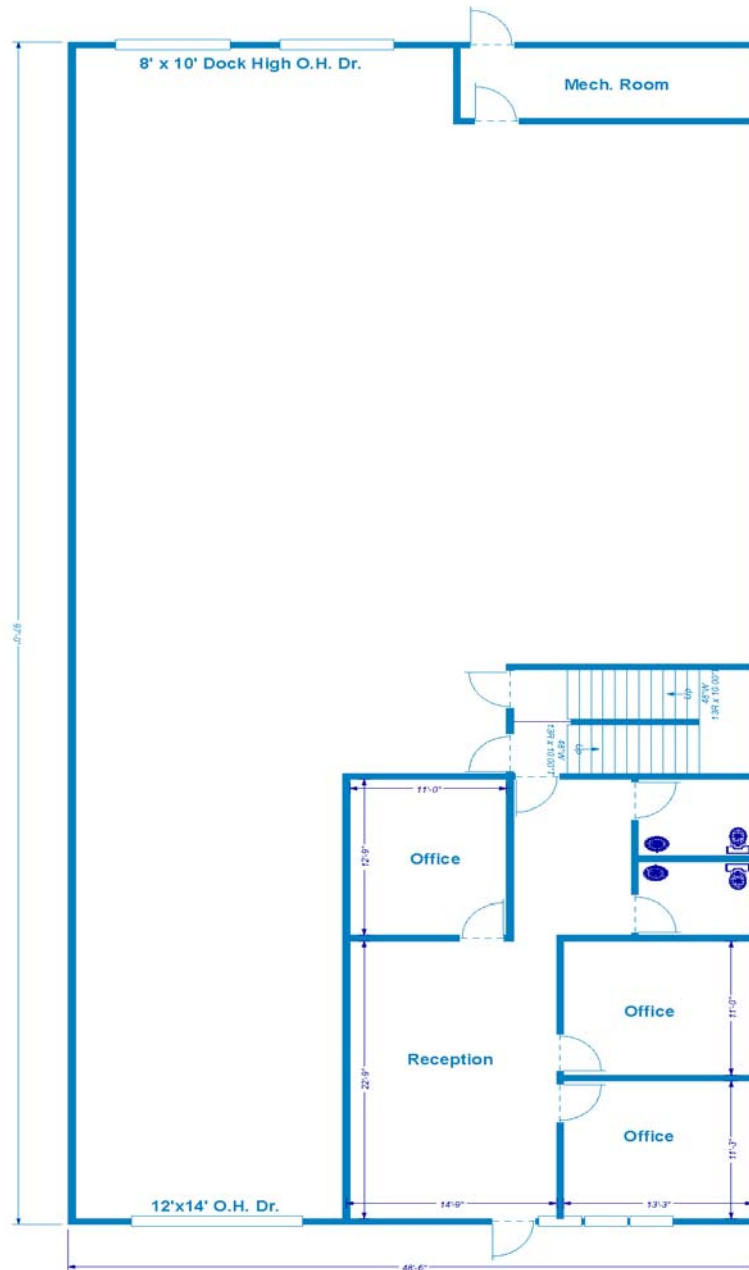
(Please See Floor Plan On Following Page)

**CONTACT:
JIM BONUCCELLI / ROB AMSDEN
(509) 924-9730 / FAX (509) 924-9734**

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, although commissions will be split 50/50 with any cooperating broker(s).



11303 E. MONTGOMERY AVE - BAY #3 SPOKANE VALLEY, WASHINGTON



11303 E. Montgomery
Suite #3
Spokane, WA 99206

Office = 1,073 sq.ft.
Warehouse = 3,655 sq.ft.
Total = 4,728 sq.ft.

This drawing is for convenience only.
All other measurements should be verified.

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VILLAGE SQUARE REALTY, INC.

FLOOR PLAN

Village Square Realty, Inc.
12309 E. Mirabeau Pkwy, Ste 2
P.O. Box 141449
Spokane Valley, WA 99214-1449

