



**OFFICE / WAREHOUSE  
FOR LEASE  
11616 E. MONTGOMERY AVE  
SPOKANE VALLEY, WASHINGTON**



**LOCATION:** Approximately one (1) block west of Pines Road, this property fronts on the Montgomery Corridor Arterial, with good access to the Pines / I-90 Freeway Interchange.

**SITE:** A portion of a multi-tenant industrial complex totaling approximately 161,700 square feet (3.7 acres).

**ZONING:** City of Spokane Valley I-1, Light Industrial.

**IMPROVEMENTS:**

Bay #	Office Sq.Ft.	Whse Sq.Ft.	Total Sq.Ft.	Base Rent	NNN Charges	Total Rent	Notes
#27-#31	±3,425	±887	±4,312	\$800/Mo	\$795/Mo	\$1,595/Mo	1-12'x14' OH Dr. EBB Heat-A/c

Construction Type: Concrete Block  
 Grade Level Doors: Multiple Sizes  
 Heat / Warehouse: Gas Fired Unit Heaters  
 Power: Each Unit Serviced by a 200 Amp 1-Phase Panel  
 Parking: ±133 Car Parks (± 2.5 Car Parks Per Each 1,000 Sq.Ft. Of Rented Space)

**UTILITIES /**

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

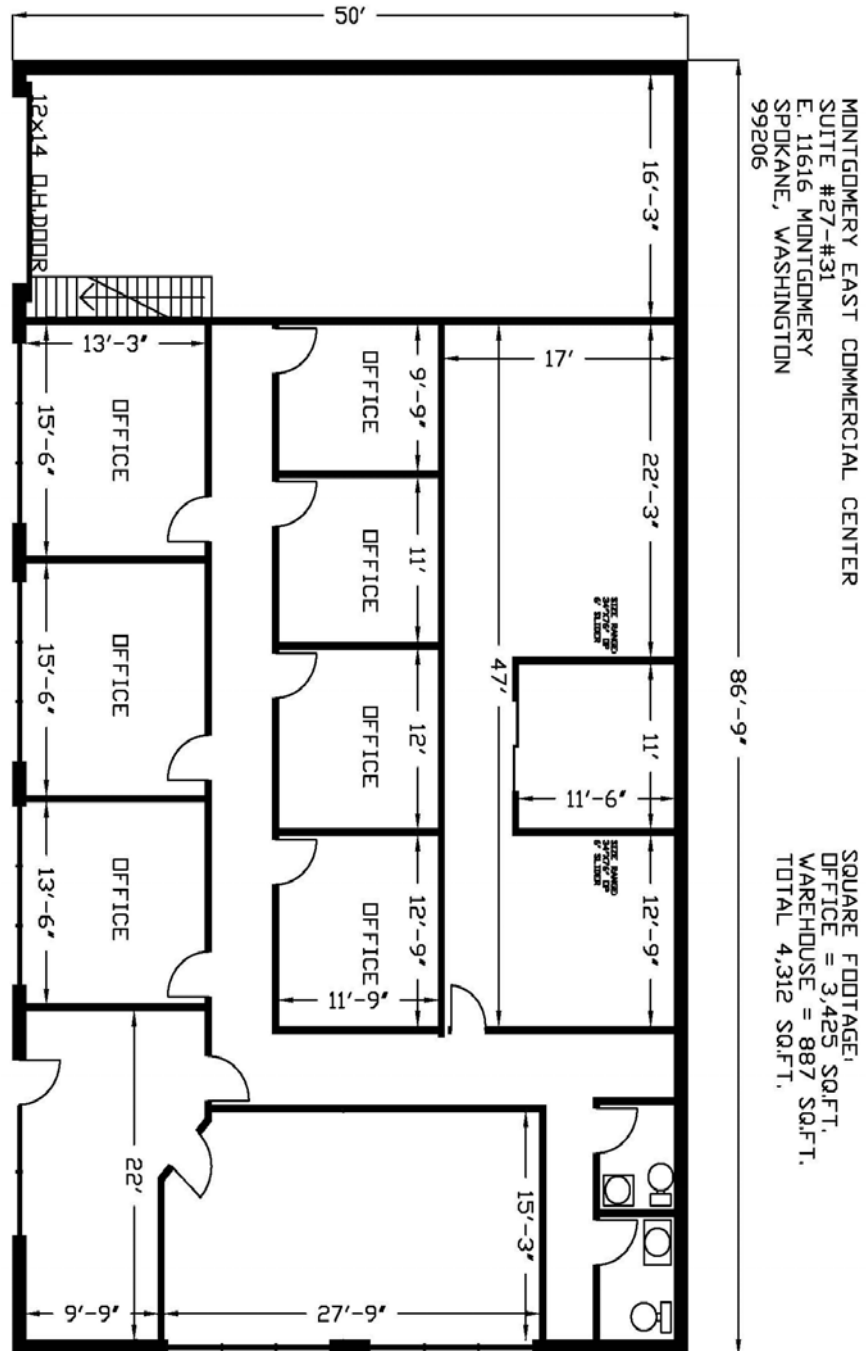
(Please See Floor Plan On Following Page)

**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).

# 11616 E. MONTGOMERY AVE - BAY #27-31 SPOKANE VALLEY, WASHINGTON



MONTGOMERY EAST COMMERCIAL CENTER  
SUITE #27-31  
E. 11616 MONTGOMERY  
SPOKANE, WASHINGTON  
99206

SQUARE FOOTAGE:  
OFFICE = 3,425 SQ.FT.  
WAREHOUSE = 887 SQ.FT.  
TOTAL 4,312 SQ.FT.

\*\*\*THIS DRAWING IS NOT TO SCALE.  
\*\*\*ALL CRITICAL MEASUREMENTS MUST BE VERIFIED.

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