



**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-2, Light Industrial.

**IMPROVEMENTS:**

Bay #	Office Sq.Ft.	Whse Sq.Ft.	Total Sq.Ft.	Base Rent	NNN Charges	Total Rent	Notes
#32/#34	±750	±1,875	±2,625	\$1,050/Mo	\$485/Mo	\$1,535/Mo	2-12'x14' OH Drs. FAG w 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: ±138 Car Parks (± 2.5 Car Parks Per Each 1,000 Sq.Ft. Of Rented Space)

**UTILITIES /**

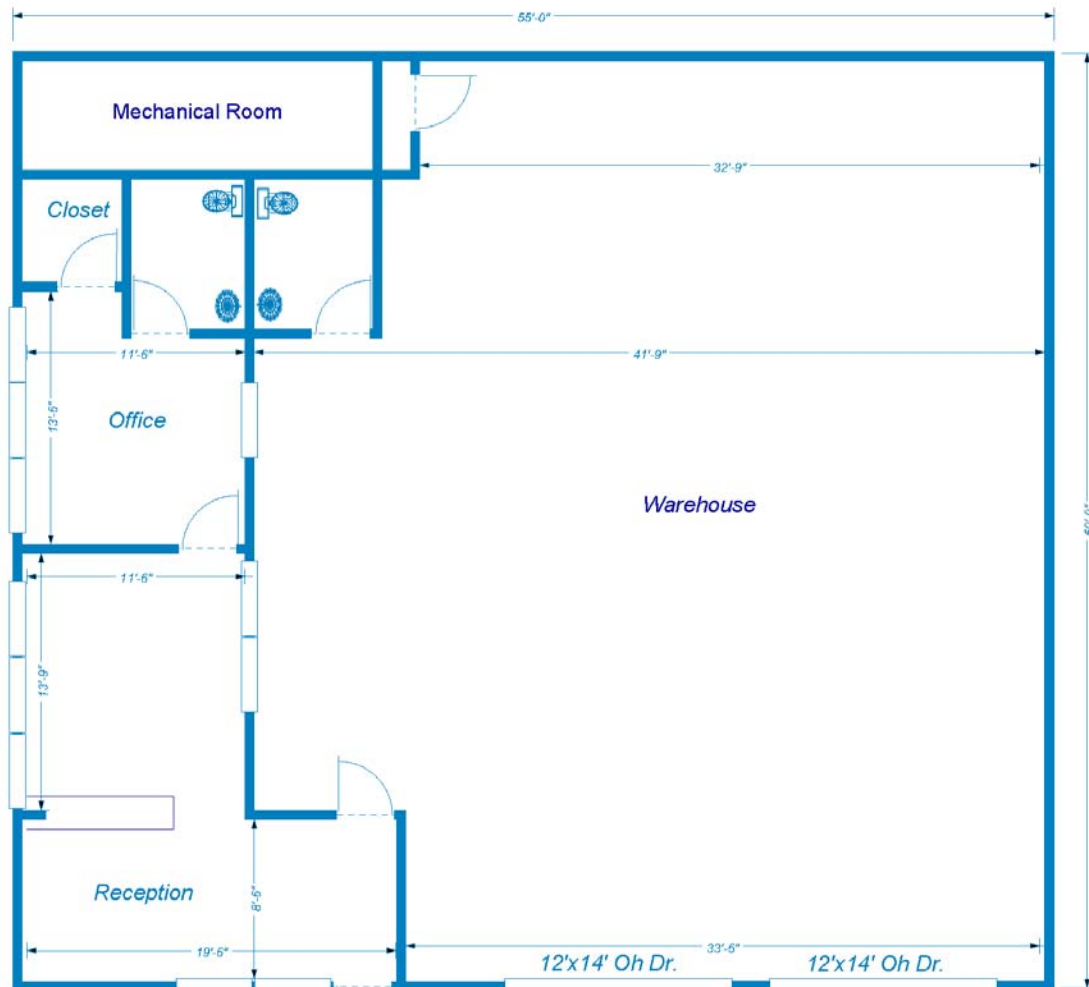
**Gas & Electric:** Tenant Responsibility / Metered Separately

(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).

# 11616 E. MONTGOMERY AVE - BAY #32-#34 SPOKANE VALLEY, WASHINGTON



11616 E. Montgomery  
Bays 32, 33 & 34  
Spokane, WA 99206

Office = 750 sq.ft.  
Warehouse = 1,875 sq.ft.  
Total = 2,625 sq.ft.

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

**CONTACT:**  
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**(509) 924-9730 / FAX (509) 924-9734**  
**VILLAGE SQUARE REALTY, INC.**

**FLOOR PLAN**



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P.O. Box 141449  
Spokane Valley, WA 99214-1449