VILLAGE SQUARE REALTY, INC.

COMMERCIAL REAL ESTATE

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
#1/#4	±1,600	±1,700	±3,300	$1,145/Mo	$605/Mo	$1,750/Mo	2-12'x12' OH Drs. EBB Heat-Office w A/C - 2,000 sqft Fenced Yard

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)

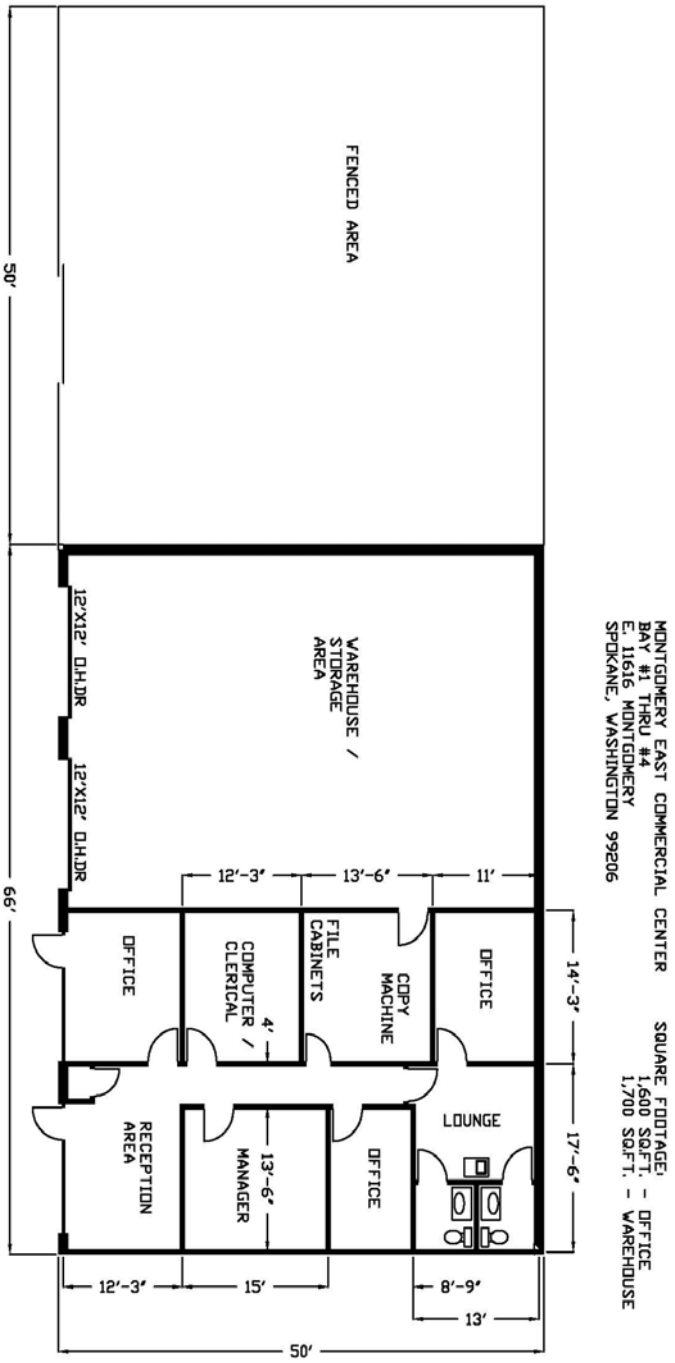
CONTACT:
JIM BONUCCELLI / ROB AMSDEN
(509) 924-9730 / FAX (509) 924-9734

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).

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

REALTOR

11616 E. MONTGOMERY AVE - BAY #1-4
SPOKANE VALLEY, WASHINGTON



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FLOOR PLAN

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