



**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
#40/#43	±422	±2,778	±3,200	\$1,045/Mo	\$590/Mo	\$1,635/Mo	2-12'x14' OH Drs. EBB w A/C-Office

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)

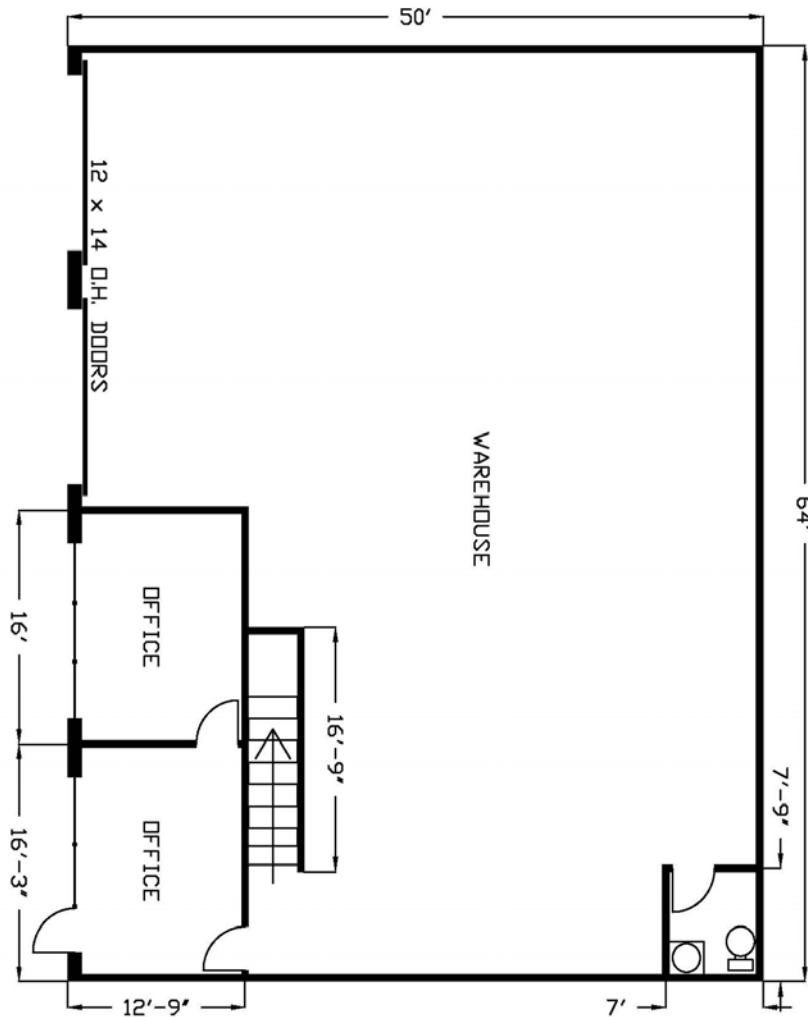
UTILITIES / SEWER & WATER: Spokane County Utilities Department / Sewer. Irvin Water District / Water.

(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 #40-43
SPOKANE VALLEY, WASHINGTON**



MONTGOMERY EAST COMMERCIAL CENTER
SUITES #40, #41, #42, #43
E. 11616 MONTGOMERY DRIVE
SPOKANE, WASHINGTON
99206

SQUARE FOOTAGE:

OFFICE: 422.5 SQ.FT.
WAREHOUSE: 2777.5 SQ.FT.
TOTAL: 3200 SQ.FT.

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VILLAGE SQUARE REALTY, INC.**

FLOOR PLAN

*Village Square Realty, Inc.
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P.O. Box 141449
Spokane Valley, WA 99214-1449*