

BRAND NEW SHOWROOM/FLEX FOR LEASE

CLASS-A RETAIL OR WAREHOUSE/INDUSTRIAL USE

**22421 E. APPLEWAY AVE.
LIBERTY LAKE, WA 99019**



OFFERING SUMMARY

Price \$1.35/SFT/MO/NNN*

Est. NNN \$0.16/SFT/MO

Available SFT 50,000 SFT

Power 1600 amps

Clear Height 30'

Zoning C2 & I

* TI Allowance negotiable



- Showroom/Retail or Flex/Warehouse Use
- I-90 Frontage
- APN: 55103.0202
- Available Now
- **\$0.067/Cubic SFT/MO**



PROPERTY TOUR - CLICK HERE

WALKTHROUGH TOUR - CLICK HERE

**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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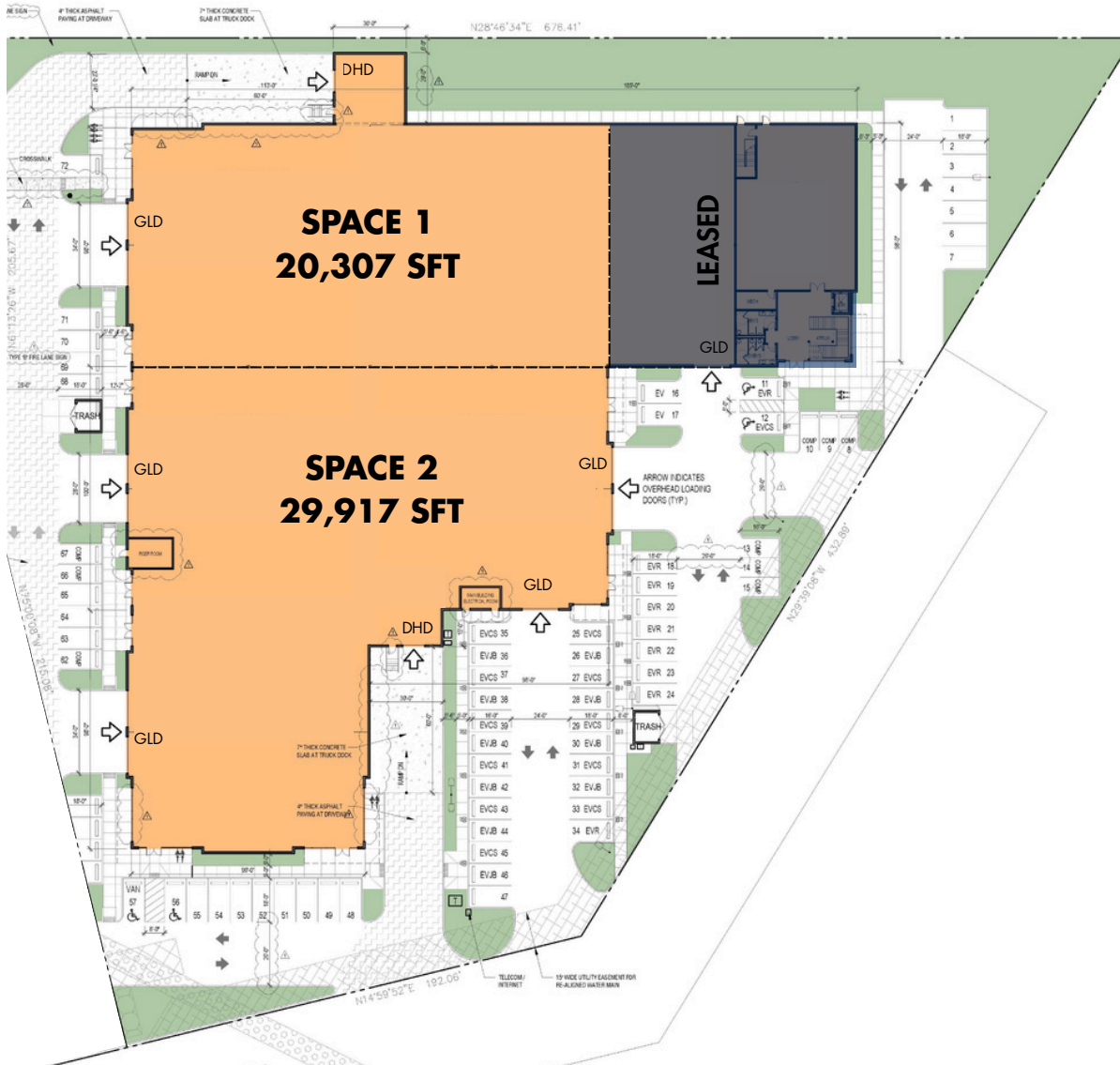
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PROPERTY DETAILS

- **+/- 50,000 SFT Available**
 - All Spaces either have a Grade Level Door or access to a shared Loading Dock
- **All Spaces are demisable into 2 units starting at 4,850 SFT**
 - May impact OHD and Loading Dock access
 - Base Rent for any spaces under 10K is \$2/SFT
- **Each space has potential to have a second floor or mezzanine**
- **11 OHD - 12'w x 12'h (2 DH, 9 GL)**
- **1 tenant can have up to 800 amps of power**
 - 200 amps for every other unit
- **72 Parking Stalls**
 - 94 Overflow parking stalls
 - Dedicated parking stalls available
 - 4 ADA & 33 EV parking stalls available
- **Sprinklers**
 - Max storage to 29'
 - Class 1-4 commodities palletized or racked (will not need rack sprinkler heads)
 - Group A plastics



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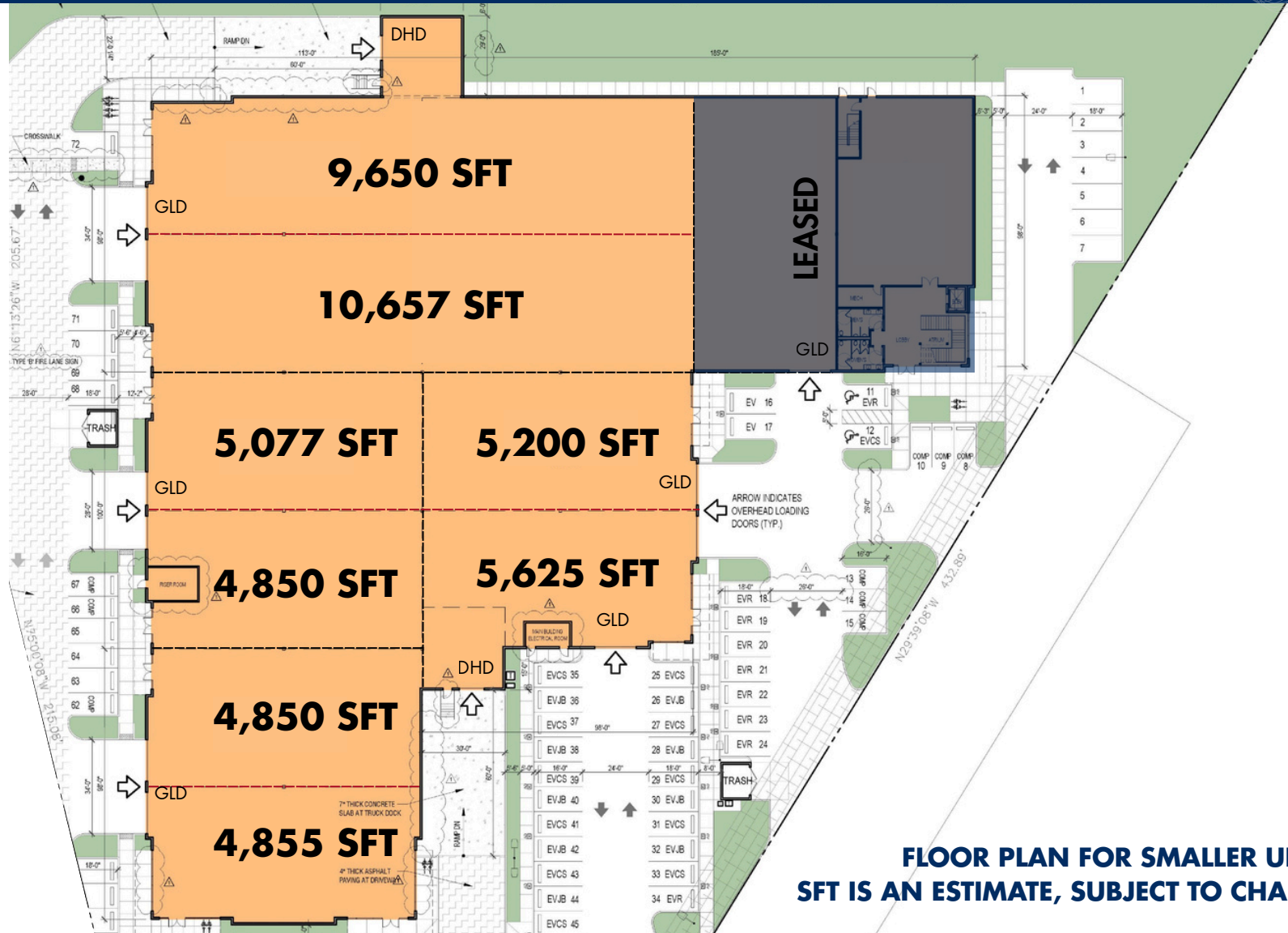
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**FLOOR PLAN FOR SMALLER UNITS
SFT IS AN ESTIMATE, SUBJECT TO CHANGE**

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- Property is located about 300 SFT away from a substation - tenant may draw large amounts of power if needed

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2421 E. APPLEWAY AVE. LIBERTY LAKE, WA

RSFT: 50,000 SFT (Under Construction) Clear Height: 30'
Lease Rate: \$1.35 SFT/MO/NNN Land Area: 3 AC
Lease Rate: **\$0.067/Cubic SFT/MO** Year Built: 2026



2818 N. SULLIVAN RD. SPOKANE VALLEY, WA

RSFT: 28,618 SFT Clear Height: 18'5"
Lease Rate: \$1.87/SFT/MO/NNN Land Area: 12.43 AC
Lease Rate: **\$0.102/Cubic SFT/MO** Built: 1984



19407 E. GARLAND AVE. SPOKANE VALLEY, WA

RSFT: 10,000 SFT Clear Height: 20'
Lease Rate: \$2.48/SFT/MO/NNN Land Area: 2.91 AC
Lease Rate: **\$0.124/Cubic SFT/MO** Built: 2026



3912 N. SCHREIBER WAY, COEUR D'ALENE, ID

RSFT: 9,500 SFT Clear Height: 20'
Lease Rate: \$2/SFT/MO/NNN Land Area: 1.27 AC
Lease Rate: **\$0.10/Cubic SFT/MO** Built: 2025

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DEMOGRAPHICS

1 MILE

3 MILE

Population	5,873	30,669
Households	2,374	12,016
Median Age	42	42
Median HH Income	\$93,058	\$91,440
Daytime Employees	5,593	8,417
Population Growth '25 - '30	3.39%	3.27%
Household Growth '25 - '30	3.37%	3.26%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

N. Liberty Lake Rd.	I-90 NW	20,043
N. Liberty Lake Rd.	E. Appleway Ave. NW	16,034
N. Liberty Lake Rd.	Country Vista Dr. S	14,590

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