



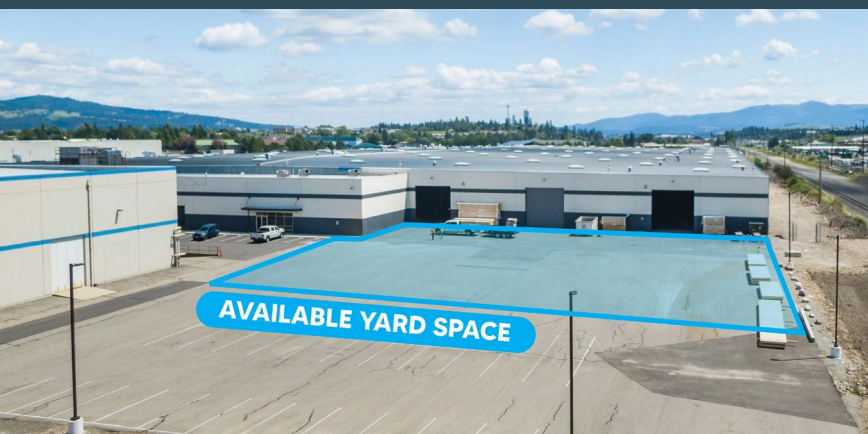
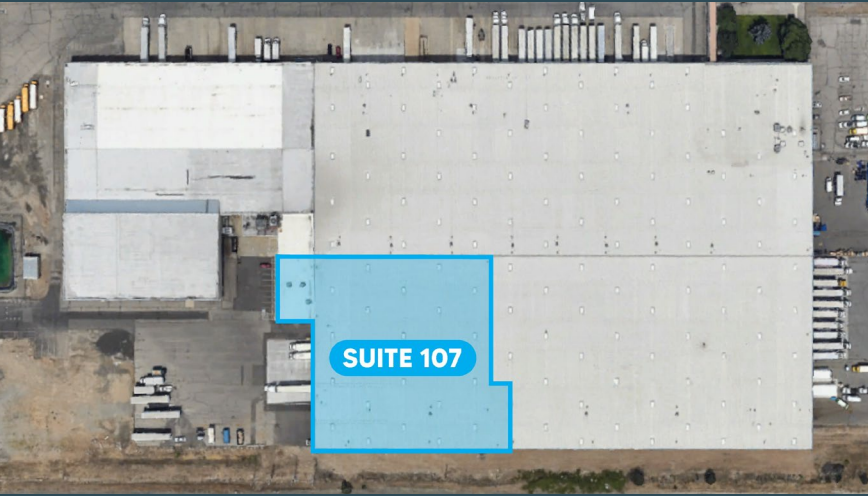
**LEAVITT**  
CAPITAL COMPANIES

# INDUSTRIAL SPACE FOR LEASE

11016 E Montgomery Dr. Spokane Valley, WA 99216

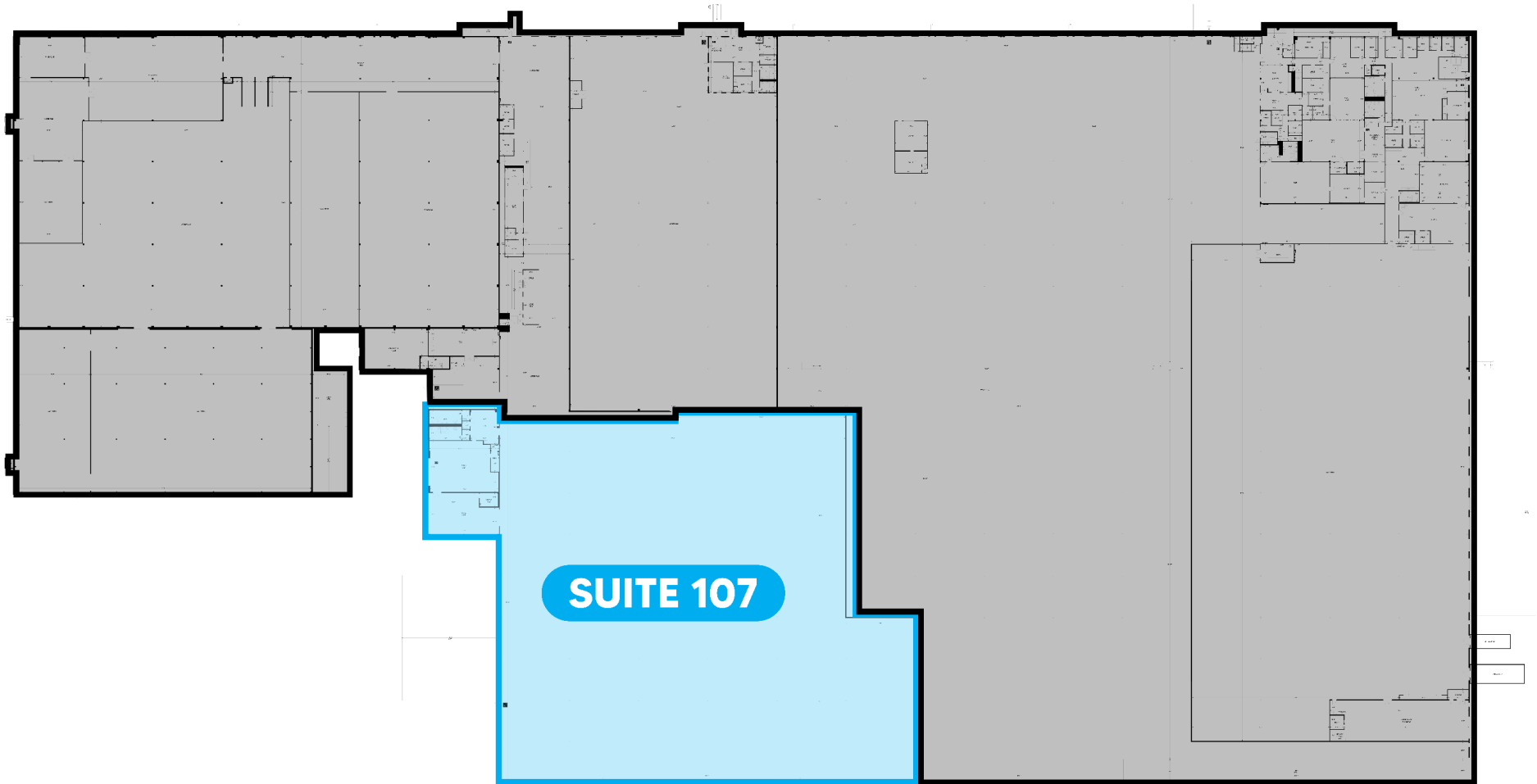
+/- 77,157 SF



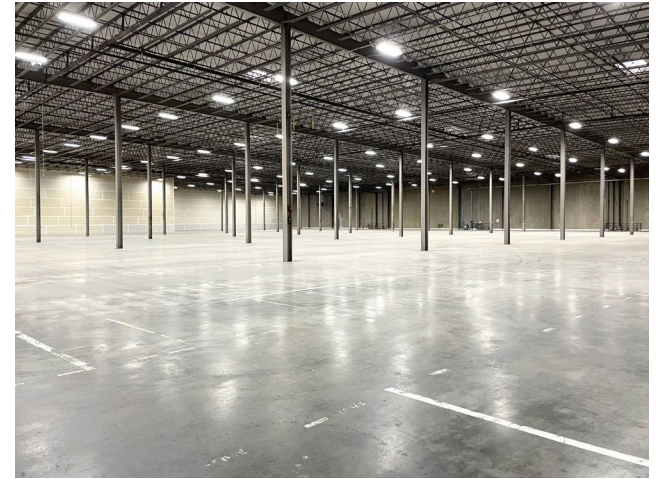
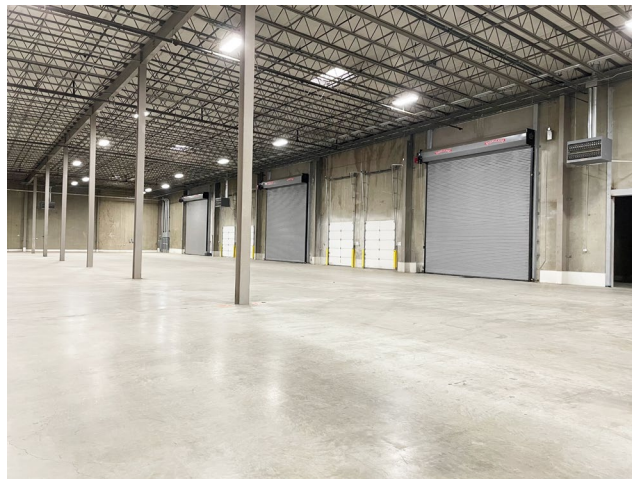


## PROPERTY DETAILS

<b>RATE</b>	\$0.65 / SF / NNN
<b>SIZE</b>	+/- 77,157 SF
<b>AVAILABLE</b>	Q1 2026
<b>LOCATION</b>	Located on Montgomery, minutes to I-90 via Argonne or Pines.
<b>INTERIOR</b>	<ul style="list-style-type: none"><li>Existing office comprising of +/- 3,111 SF</li><li>Former Tenant spent +/- \$1M on interior warehouse &amp; office improvements</li><li>Tenant Improvement allowance available</li></ul>
<b>POWER</b>	277/480-volt (+/- 1600 amps)
<b>DOORS</b>	3 oversized grade-level doors: 20'x20' 4 dock-high doors
<b>YARD</b>	+/- 1 acre of yard storage available



*All information furnished regarding this property for sale or lease is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or withdrawal without notice.*



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