

FOR SALE OR LEASE

- *Tenant Improvements Available*
- *6 Months Free Base Rent with Landlord
Approved Lease by November 1, 2025*



HIGH QUALITY FLEX INDUSTRIAL PROPERTY

SALE PRICE	\$5,800,000
LEASE RATE	\$13.50 PSF /YR
NNN EXPENSE	\$4.90 PSF
TOTAL BLDG SF	±36,498 SF
PARCEL #s	55104.9056 & 55104.9085
ZONINGS	Industrial (I)

OFFICE / FLEX BUILDING

22820 E Appleway Avenue
Liberty Lake WA 99019

TIM KESTELL, BROKER
509.755.7542 | tim.kestell@kiemlehagood.com

FOR SALE

OFFICE/FLEX BUILDING

22820 E Appleway Avenue
Liberty Lake WA 99019

SALE DETAILS

SALE PRICE: \$5,800,000

Total Building SF: $\pm 36,498$ SF

Land Size: $\pm 107,157$ SF / ± 2.46 Acres

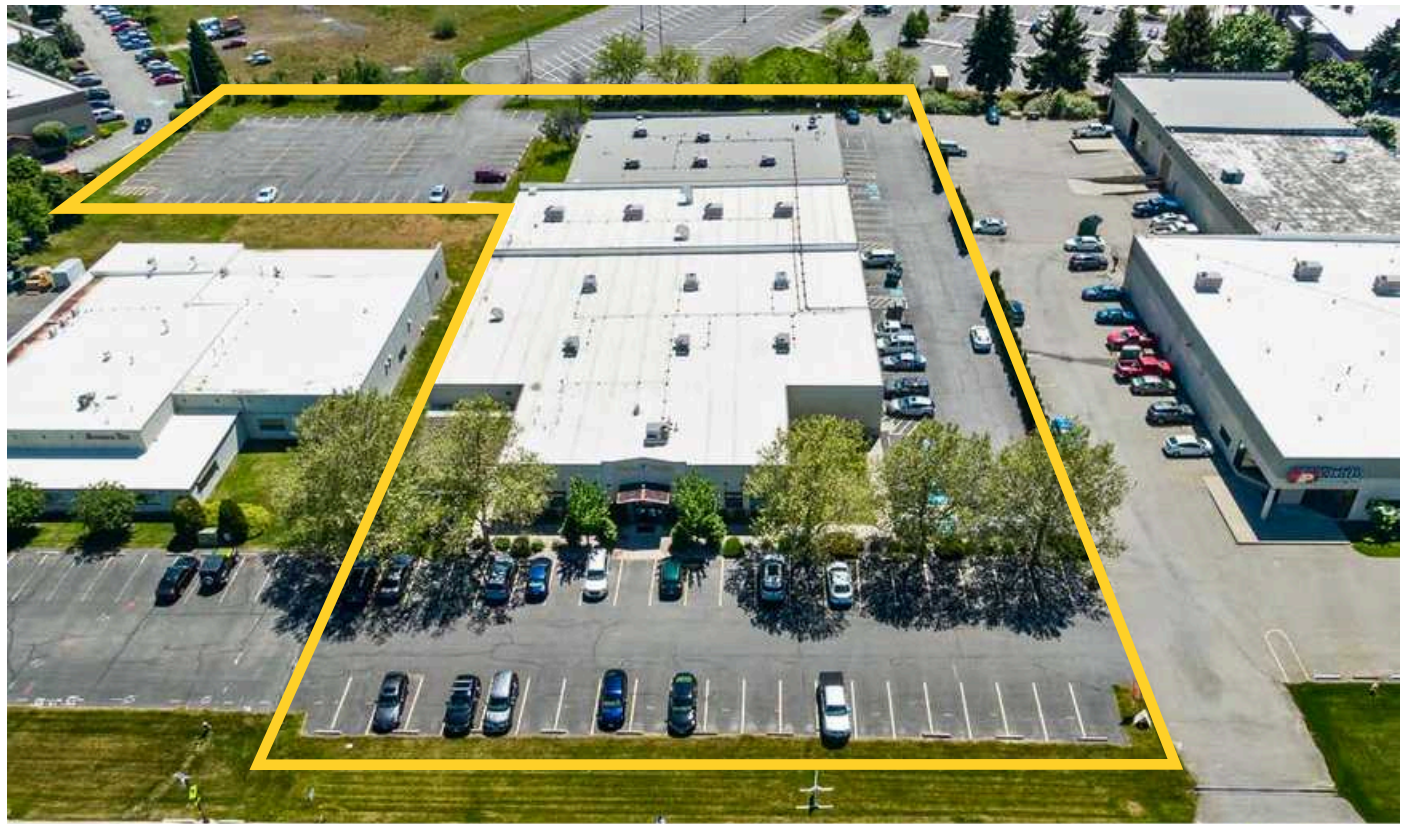
Parcel #s: 55104.9056 & 55104.9085

Zoning: Industrial(I)

Year Built/Renovated: 1992/2015

Parking: ± 176 Stalls (± 4.82 per 1,000 SF)

- Multi-Tenant building
- High quality flex industrial property
- Rare Liberty Lake opportunity
- Ideal for owner user or investor
- Single level
- Ample parking
- Convenient freeway access
- Newer roofing
- Gym/Warehouse space
- Outdoor break area
- 440V power



FOR LEASE

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LEASE DETAILS

Lease Rate: \$13.50 PSF + NNN

Est. NNN's: \$4.90 PSF

Total Building SF: $\pm 36,498$ SF

Available SF: $\pm 31,111$ SF

Divisible to: $\pm 3,000$ SF

Zoning: Industrial (I)

Year Built/Renovated: 1992/2015

Parking: ± 176 Stalls (± 4.82 per 1,000 SF)

- Multi-Tenant building
- Single level
- Ample parking
- Convenient freeway access
- Private offices
- Open area
- Conference rooms
- Kitchen/Break room
- Newer Roof
- Gym/Warehouse space
- Outdoor break area
- 440V power







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DEMOGRAPHICS		1 MI	3 MI	5 MI
EST POPULATION 2025		5,570	28,323	58,723
PROJ. POPULATION 2030		5,768	29,649	61,698
ADJ. DAYTIME DEMOS		6,741	18,036	42,879
2025 AVERAGE HHI		\$145,646	\$133,383	\$125,648
2025 MEDIAN HHI		\$108,237	\$100,469	\$97,848

TRAFFIC	
AVERAGE DAILY TRAFFIC	

East Appleway Avenue	±10,899 ADT
North Liberty Lake Road	±15,516 ADT



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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KIEMLE
HAGOOD

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