

BRAND NEW SHOWROOM/FLEX PRE-LEASING

CLASS-A RETAIL OR WAREHOUSE/INDUSTRIAL USE

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



OFFERING SUMMARY

Price \$2/SFT/MO/NNN*

Est. NNN \$2/SFT/YR

Est. Bldg. Size +/- 65,000 SFT

Parcel Size 3 AC

Spaces Up to 8 Units Available

Zoning C2 & I

* TI Allowance negotiable

- Showroom/Retail or Flex/Warehouse Use
- Available Space: +/- 50,000 SFT
- Access to major roads & I-90
- APN: 55103.0202

- Estimated completion:
May 2026
- **\$0.067/Cubic SFT/MO**



PROPERTY TOUR - CLICK HERE

**STEVEN DAINES
SETH PETERSON**

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RENDERING FOR VISUAL
PURPOSES ONLY - DOES NOT
REFLECT FINAL PRODUCT



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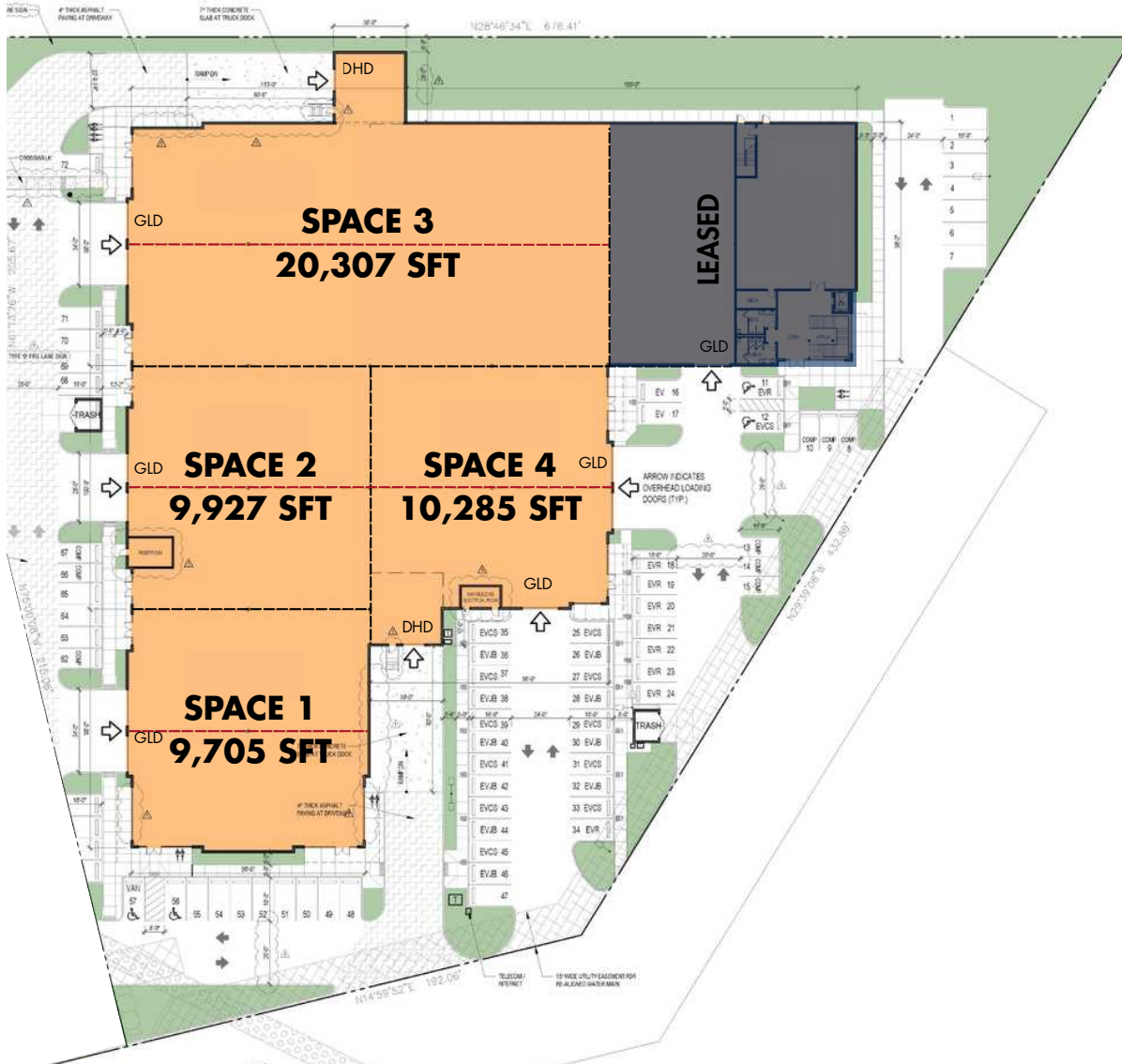
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PROPERTY DETAILS

- **+/- 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
 - Office SFT estimating to be 500-900 SFT depending on how much space is leased out
- **Each space has potential to have a second floor or mezzanine**
- **12 OHD - 12'w x 12'h (2 DH, 10 GL)**
- **30' Clear Height**
- **1 tenant can have up to 800 amps of power**
 - 200 amps for every other unit
- **TI Allowance Negotiable**
 - TI's include small office and bathroom
- **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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2421 E. APPLEWAY AVE. LIBERTY LAKE, WA

RSFT: 50,000 SFT (Under Construction) Clear Height: 30'
Lease Rate: \$2 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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