



***Stateline Liberty Lake Freeway***

***Commercial Acreage***

***25141 E. Appleway Ave***

***Liberty Lake, WA 99019***



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

# PROPERTY HIGHLIGHTS

**PROPERTY SUMMARY:** State Line Prime Development Opportunity for Two Acres available for sale or lease build to suit. Interstate 90 frontage and high visibility in Liberty Lake, WA. Flat development land with current improvements in place including utilities, survey, engineering plans and plat. Next to high traffic/ high volume I-502 store.

**LOCATION:** Minutes from Idaho Border and close to Liberty Lake City Center from Appleway Ave. Easy I-90 access and only 15 miles East of City of Spokane.

**ZONING:** C-2 Freeway Commercial, per City of Liberty Lake



**SALE INFO:** Both parcels can be sold together or separately

<i>Site</i>	<i>Parcel #'s</i>	<i>Size</i>	<i>Sales Price</i>
Lot 2	55013.9016 25141 E. Appleway	90,480 SF (2.08 Acres)	\$904,800.00 (\$10.00 /SF)

Liberty Lake Freeway Commercial Acreage at State Line



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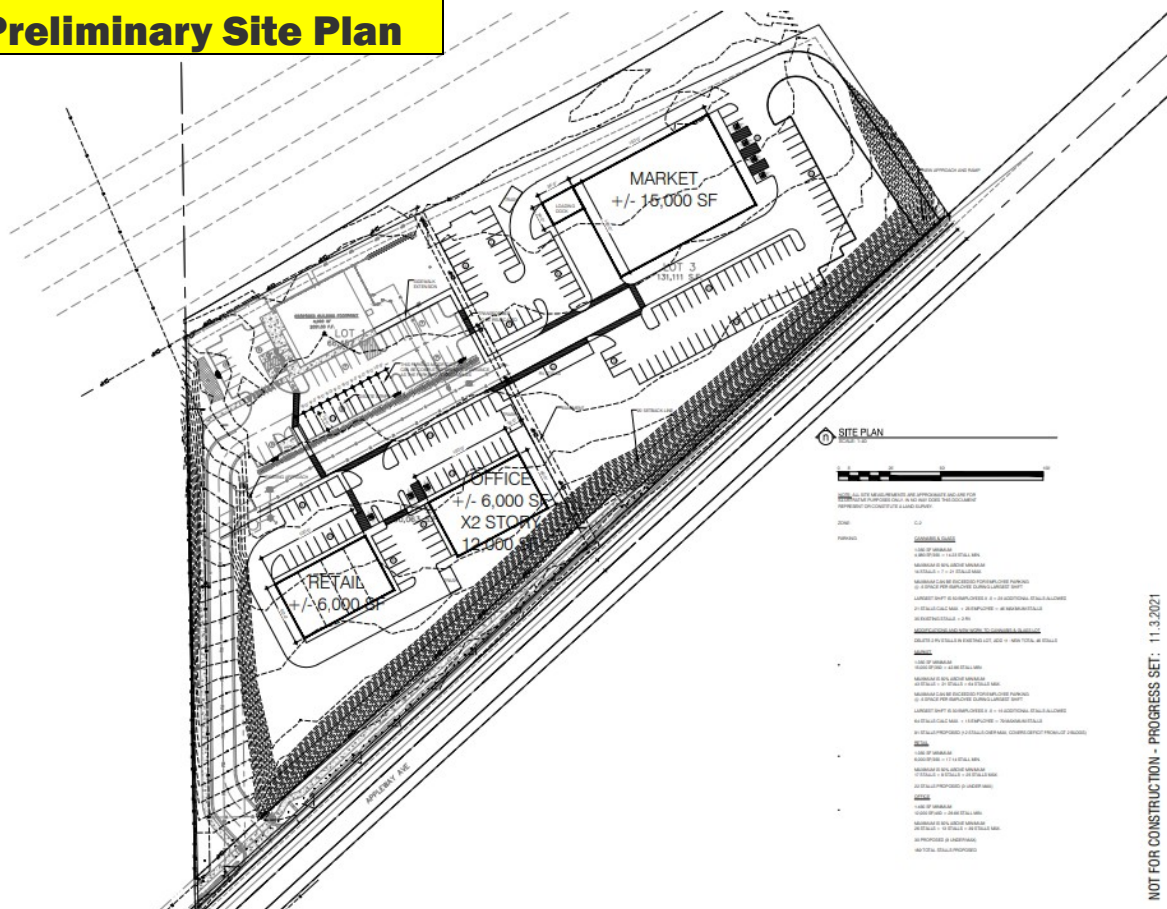
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# Build to Suit

## New Construction For Lease Build to Suit

- Custom design your facility that meets your business needs and capture the best efficiencies.
- Rental Rates Negotiable based on scope of project and tenant specifications
- Tenant improvement allowances available
- Property can support one large building or multiple buildings

### Preliminary Site Plan



**[us]**  
architecture + design

uplicstudios  
362.252.2652  
www.uplicstudios.com

REVISION	DATE

NOT FOR CONSTRUCTION - PROGRESS SET: 11.3.2021

**MASTER PLAN**  
25101 EAST APPELWAY AVENUE  
LIBERTY LAKE, WASHINGTON 99019  
PARCEL #: 55013.9010

**A1.1**  
SITE PLAN

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# GALLERY



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# ABOUT

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We are G. Arger Co. Real Estate, Inc. For over 40 years we have been meeting the real estate needs of hundreds of companies across the Pacific Northwest.

We offer services in commercial property sales, residential property sales, management, leasing, and tenant representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

We are a full-service company that can handle all of your commercial real estate buying, selling, leasing and development needs.



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Property information on this flyer is for convenience only and should not be relied upon for accuracy.

All prospective buyers should conduct their own analysis and inspections for their intended use.