



For Lease
Build to Suit



South Valley Mixed Use Lot

4019 S. Bowdish Road
Spokane Valley, WA 99206



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



For Lease Build to Suit

- **Parcel #: 45334.9040**
- **.96 of an Acre (41,818+/- SF)**
- **Zoning: Corridor Mixed Use (CMU),**
Allows retail, office, light manufacturing and multi-family.
- **Located on South Bowdish Road near Dishman Intersection**
- **Growing Area of commercial, multi-family and residential new developments (SO-VAL / Ponderosa)**
- **New Construction Build to Suit: custom design your building that meets your specific business needs and capture the best efficiencies**
- **8,000 - 14,500 SF Building Potential**
- **Rental Rate negotiable based on scope of project and specifications. Tenant Improvement allowances**
- **Property owner seasoned developer and experienced design team**

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MAP

Centrally located on Bowdish Road between 32nd and Dishman



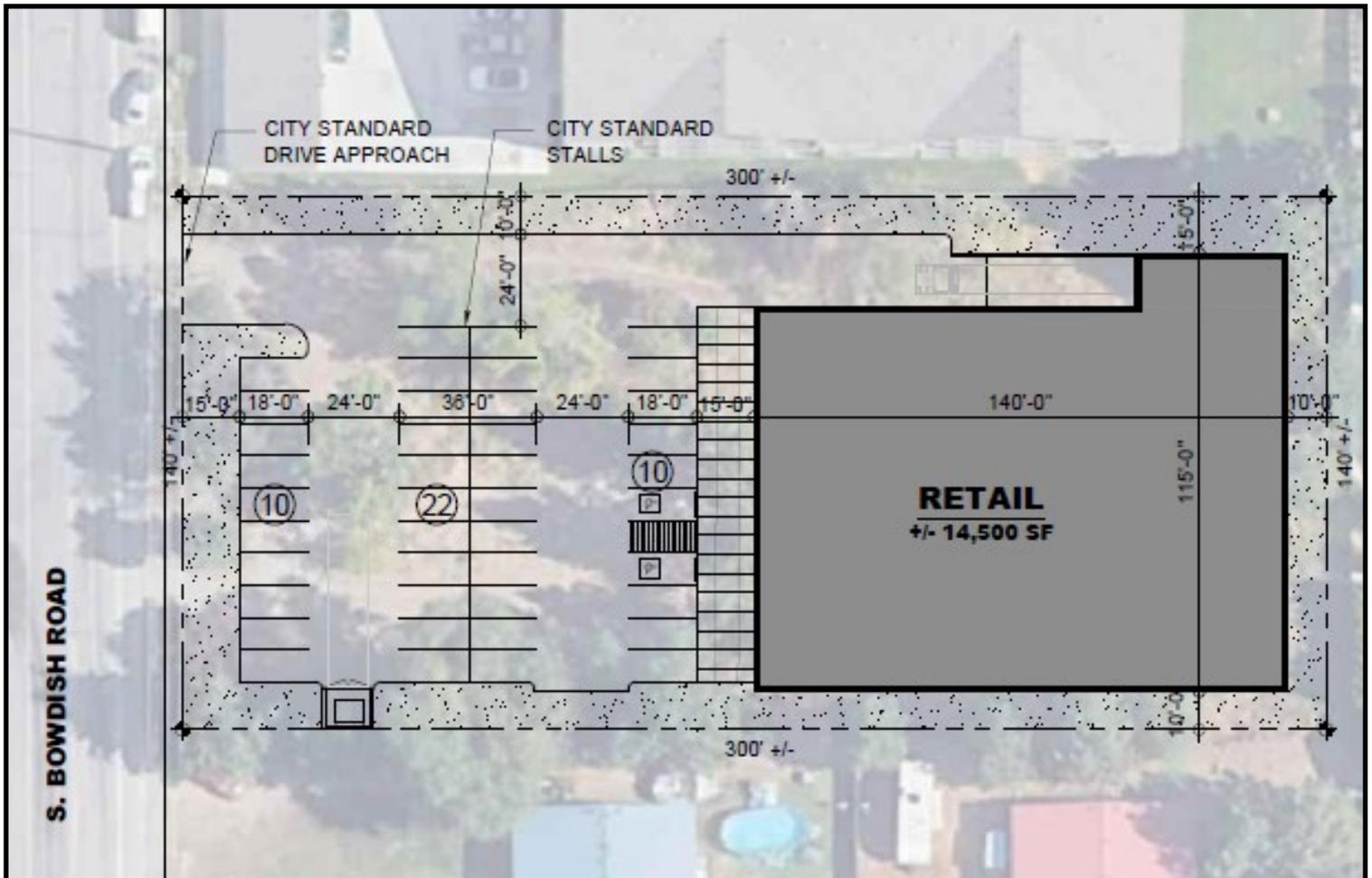
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Preliminary Site Plan



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For over **40 years** **G. ARGER CO. REAL ESTATE INC.**, has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

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

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.



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