

# FOR LEASE

FOR LEASE

## SHOP / OFFICE

7503 E. Sprague Avenue, Spokane Valley, WA 99212

### LOCATION:

This property is ideally located just east of the NEC of Sprague Avenue and Park Road, Convenient access to I-90 via Sprague and/or Broadway interchanges, less than one mile from the property. Former locations of Davis Diesel, Frank's Vans, and Blessings Under the Bridge.

### SITE:

A portion of a multi-tenanted complex; a portion of parcel # 45183.9161

### ZONING:

City of Spokane Valley RC, Regional Commercial

### IMPROVEMENTS:

Footprint Area: ±8,170 SF

Office/Showroom/Conf. Area: ± 925 SF

Shop Area: ±6,865 SF

Kitchen Area: ± 380 SF

Heat: Office/Showroom: Electric baseboard & thru wall A/C. No heat or A/C in conference area or former kitchen area

Shop Area: Three (3) gas fired unit heaters

Grade-Level Overhead Doors: Two (2), 1- 14'W x 14'H, 1- 10'W x 12'H

Water: East Sprague Water District #1

Sewer: Serviced by Spokane County Utilities

Construction Type: Concrete tilt

Age: 1949 & 1987

Availability: Vacant and immediately available

### 2018 RE TAXES & FIRE INSURANCE:

Estimated at ±6¢/SF/Mo or \$483.00/Mo for fire insurance, RE taxes, water, & sewer. Tenant pays garbage, gas, electric, landscaping, parking lot maintenance & snow removal.

### LEASE PRICE:

\$3,028.00 per month/NNN (37¢/SF/Mo/NNN-blended rent rate)

**Mark Lucas, SIOR** | 509.755.7524 or [mlucas@kiemlehagood.com](mailto:mlucas@kiemlehagood.com)

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# KIEMLE HAGOOD





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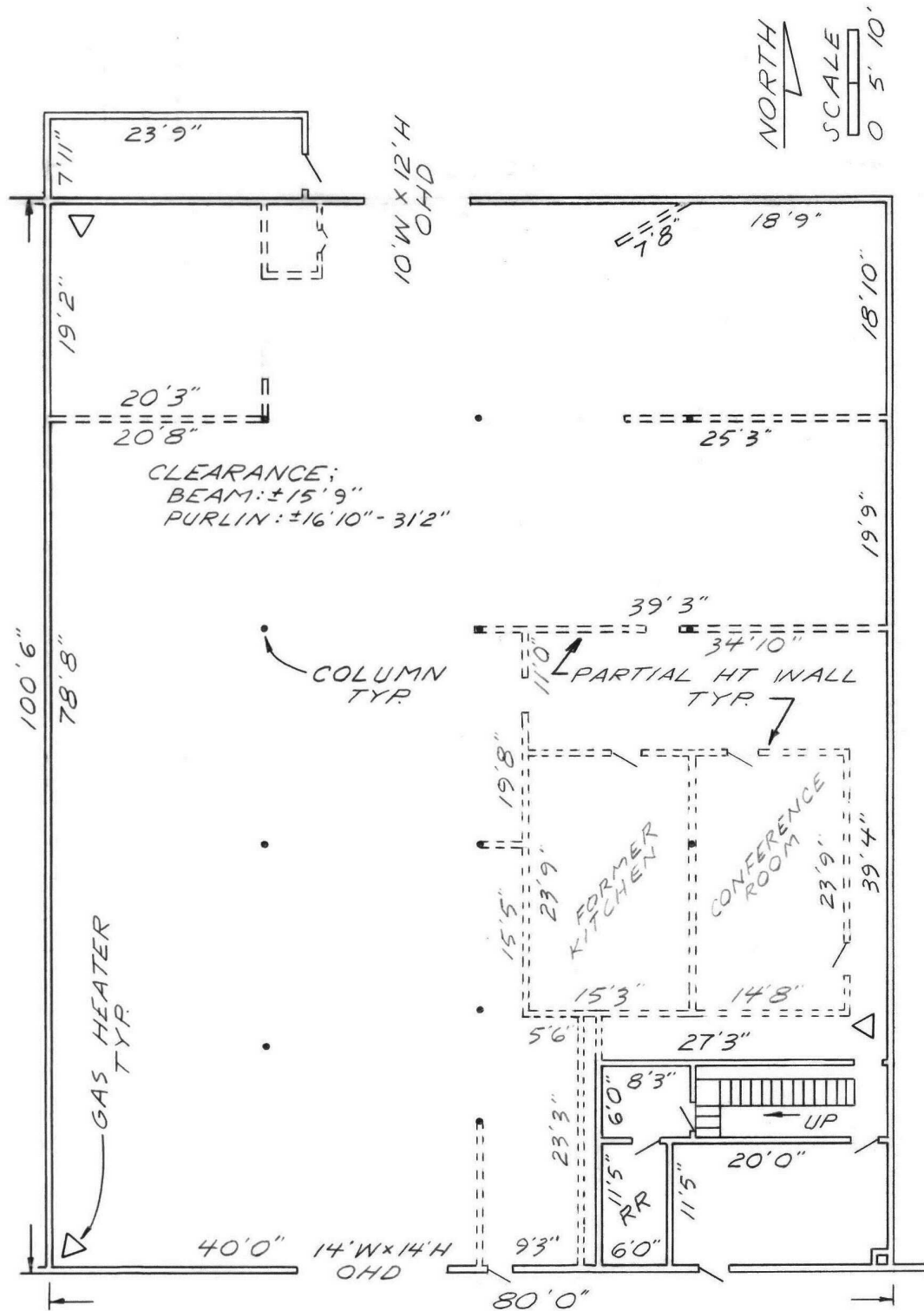


# FLOOR PLAN

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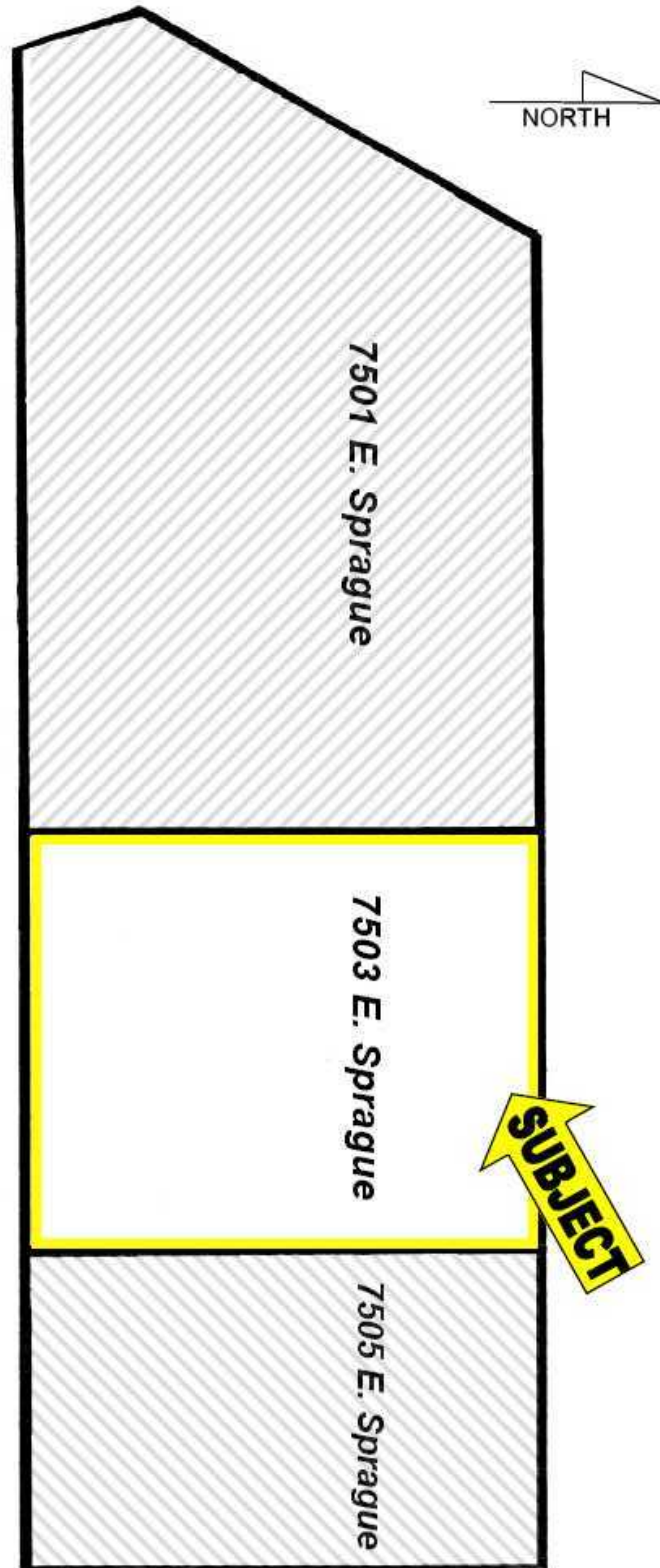
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# SITE PLAN

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