



FOR LEASE

RETAIL / SHOWROOM / WAREHOUSE

4630 E. Sprague Ave., Spokane Valley, WA 99212

LOCATION:

Situated at the south west corner of Sprague Avenue and Custer Road between Havana and Fancher, minutes to I-90. Current location of Advanced Auto Parts.

SITE:

A portion of a ±39,600 SF site; parcel #35232.0501

ZONING:

City of Spokane Valley, CMU, Corridor Mixed Use; allows for light manufacturing, assembly, retail, wholesale, warehousing, and sales and service.

IMPROVEMENTS:

Leasable Area:	±15,000 SF
Heat/Cooling:	Roof mounted heat and A/C
Grade Level Loading:	One (1) ~ 12'W x 14'H
Power:	3 phase power
Sewer:	Spokane County
Water:	Carnhope Irrigation District #7
Construction Type:	Concrete Tilt
Age:	1991; remodeled 2006
Parking:	Common Use Parking with Emser Tile and Cabinets Plus
Availability:	April 1, 2025

LEASE PRICE:

\$15,000.00/Month/NNN

NNN EXPENSES:

Estimated at \$3,000.00 per month for 2025 (20¢/SF/Mo)

**View
Location**



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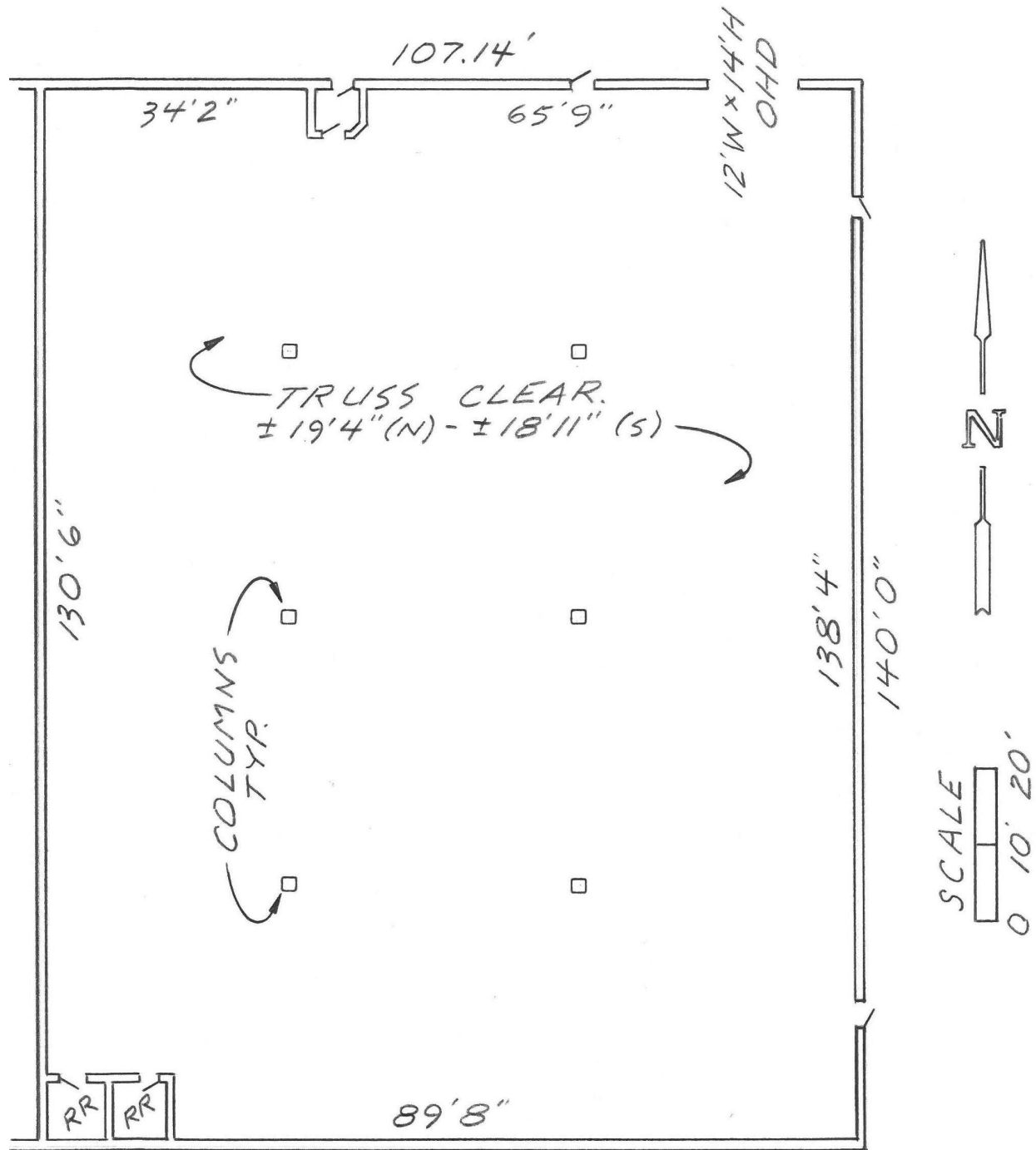
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FLOOR PLAN

4630 E. Sprague Ave.,
Spokane Valley, WA 99212



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