

# FOR LEASE



LOCATION: Conveniently located one block north of Sprague and minutes to I-90

SITE: Multi-tenanted  $\pm 10.95$  acre site, Parcel # 45183.9176

ZONING: I, Industrial, per City of Spokane Valley

$\pm 95,610$  total main floor SF in all buildings

All square footage is approximate. All critical measurements should be verified  
 $\pm 318$  car parks, unassigned and unreserved.  $\pm 3$  per 1,000 SF of leased building area  
3 phase power available to each suite per Lessor's electrician. Lessee to verify  
Comcast High Speed Internet available to each building

## SUITE 7BC

Total SF:	$\pm 2,400$
Office/Showroom SF:	$\pm 400$
Warehouse SF:	$\pm 2,000$
Monthly Base Rent: (75¢/SF/Mo)	\$1,800
Est. NNNs (¢16.6/SF/Mo)	\$400
Total Monthly Rent:	\$2,200
Availability:	February 2026

### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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## VISTA INDUSTRIAL PARK

111 N. Vista Road  
Spokane Valley, WA 99212

View  
Location



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601 W. MAIN AVENUE,  
SUITE 400  
SPOKANE, WA 99201

**KIEMLE  
HAGOOD**



# Aerials and Building Plan

111 N. Vista Road | Spokane Valley, WA 99206



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# FLOOR PLAN

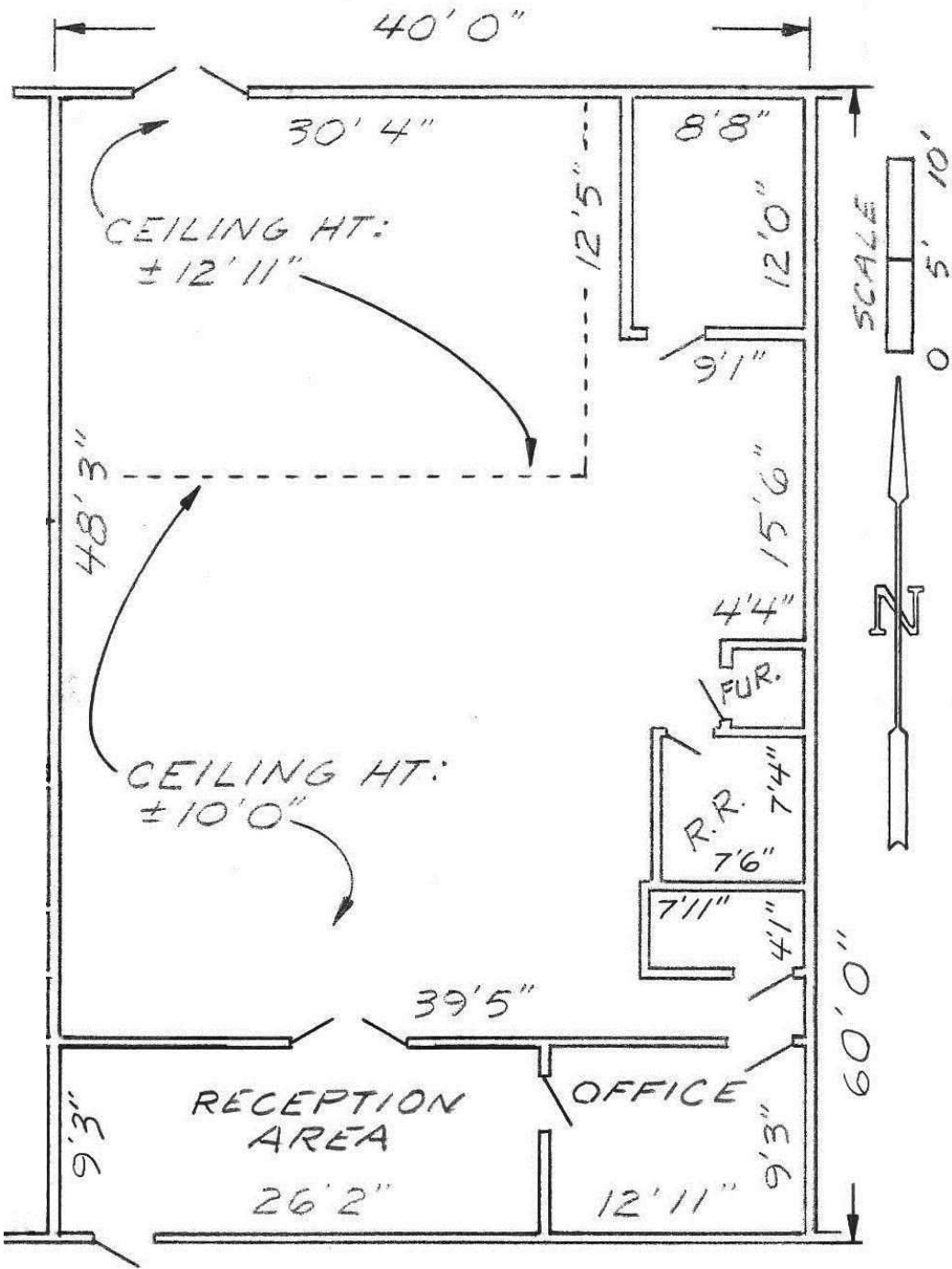
## SUITE 7BC

VISTA BUSINESS PARK |

111 N. Vista

Spokane Valley, WA 99212

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