

FOR LEASE

**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. Former location of Affordable Brakes and Suspension.

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:	±5,133 SF
Office/Showroom Area:	±1,535 SF
Parts & Shop Area:	±3,598 SF
Heat:	Office/Showroom: Central forced air gas Shop Area: Two (2) gas fired unit heaters
Grade-Level Loading:	One (1) OHD, 10'W x 11'H
Water:	East Sprague Water District #1
Sewer:	Serviced by Spokane County Utilities
Construction Type:	Concrete tilt
Age:	1966
Note:	Lighting upgraded in 2020
Availability:	Immediately

2025 RE TAXES & FIRE INSURANCE:

Estimated at \$326.00/month for fire insurance, RE taxes, and property management. Tenant pays water, sewer, garbage, gas, electric, landscaping, parking lot maintenance & snow removal.

LEASE PRICE:

\$3,000.00/Mo/NNN

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

FOR LEASE SHOWROOM OFFICE PARTS SHOP

7505 E. Sprague Ave.
Spokane Valley, WA
99212

**View
Location**



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SHOWROOM · OFFICE · PARTS · SHOP | 7505 E. Sprague Ave., Spokane Valley, WA 99212



Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

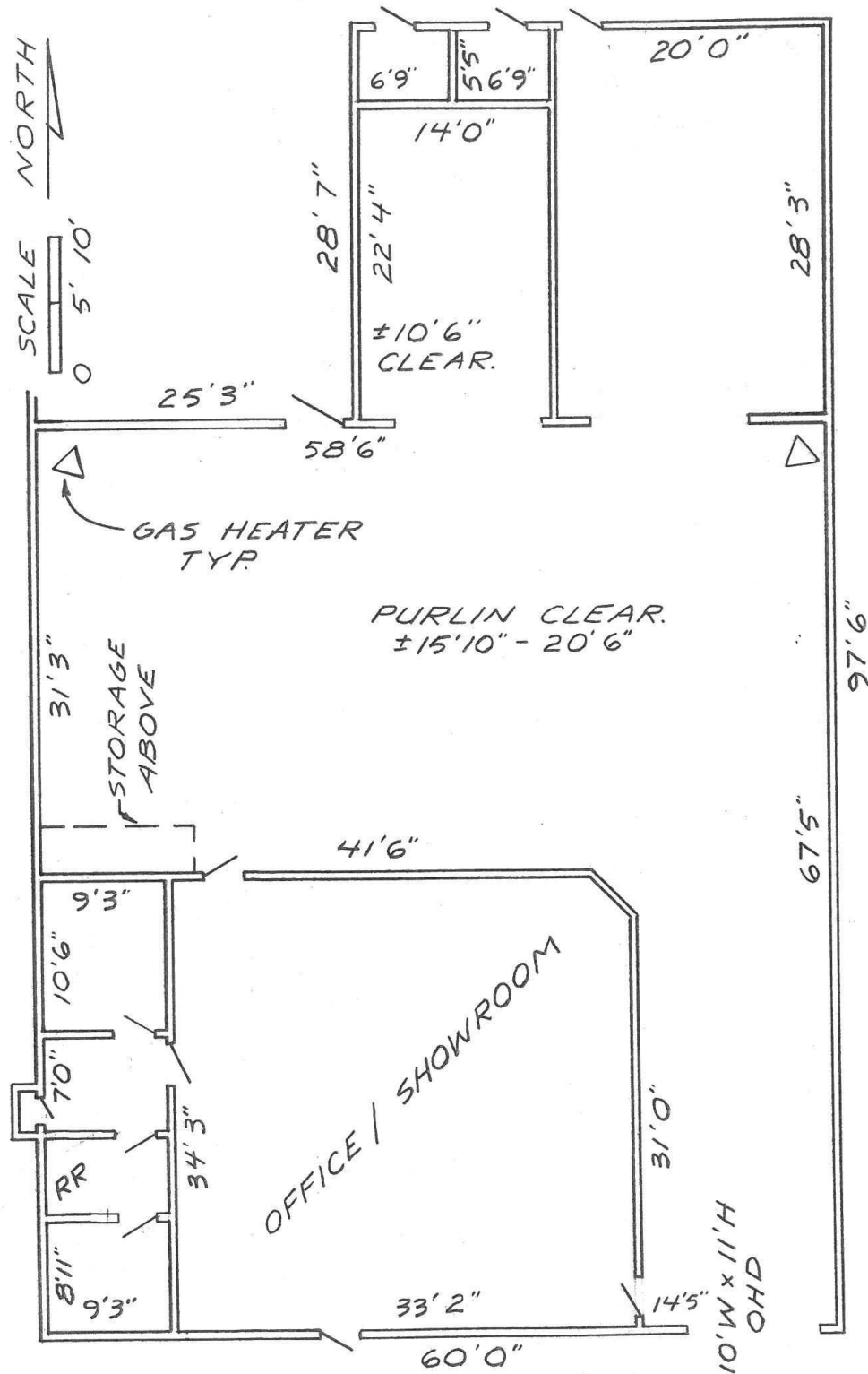
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FLOOR PLAN

7505 E. Sprague Avenue, Spokane Valley, WA 99212

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SITE PLAN

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PHOTOS



Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

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