

FOR LEASE



GREAT RETAIL/WAREHOUSE OPPORTUNITY

317 S Union Avenue | Newport, WA 99156



LEASE RATE	\$2,200 /Month (\$6.44 PSF /YR) + Insurance & electricity
EST. NNN RATE	\$2.00 PSF
AVAILABLE SUITE	Suite A
TOTAL SUITE A SIZE	±4,100 SF
*RETAIL SHOWROOM	±1,200 SF
*WAREHOUSE	±2,900 SF
TOTAL BUILDING SIZE	±5,696 SF
LOT SIZE	±0.19 AC (±8,276 SF)
PARCEL NO.	463119510083

JAY CARSON

509.862.5454 | jay.carson@kiemlehagood.com

ANDY BUTLER, CCIM

509.385.9121 | andy.butler@kiemlehagood.com

KIEMLEHAGOOD

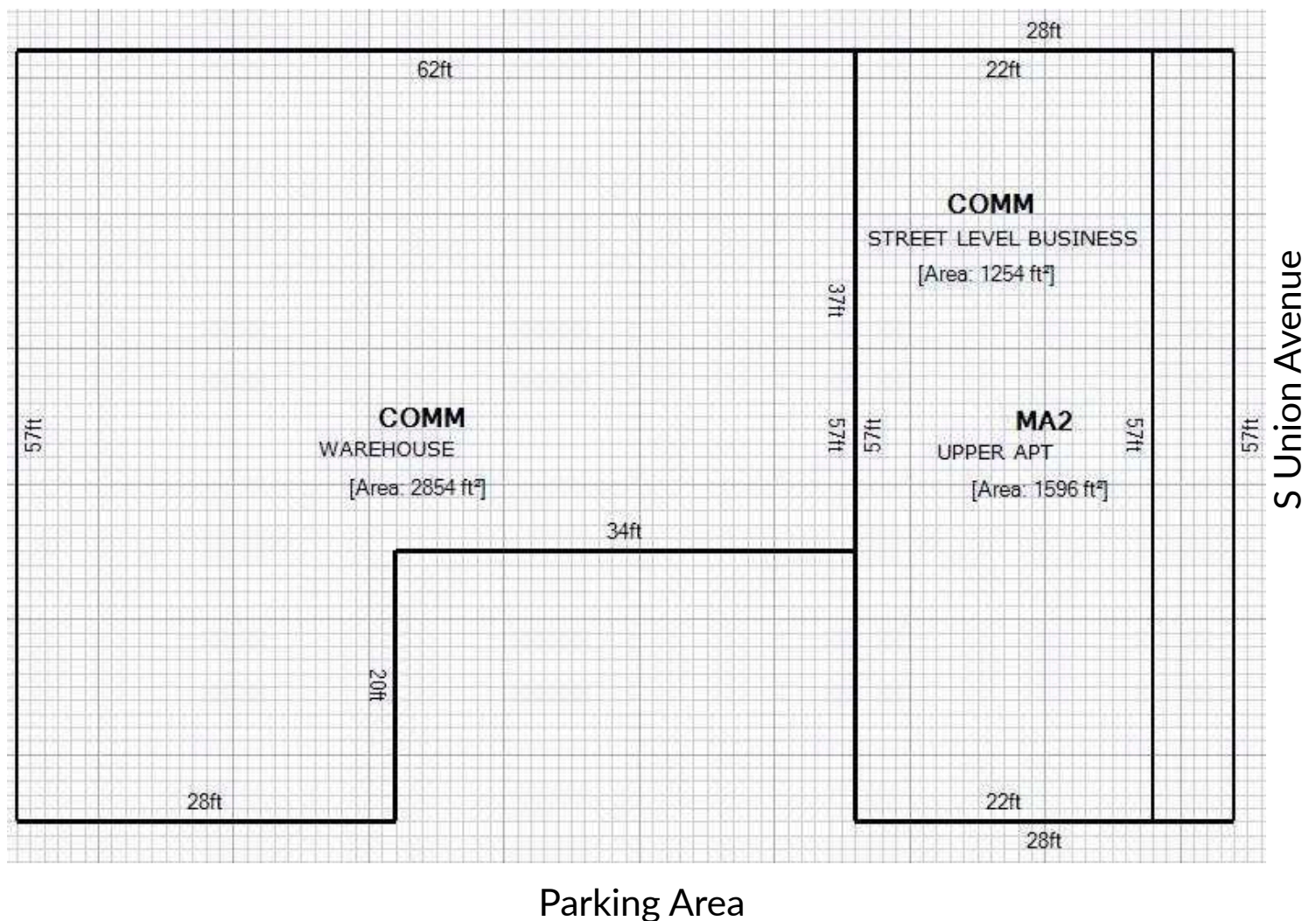
PROPERTY OVERVIEW

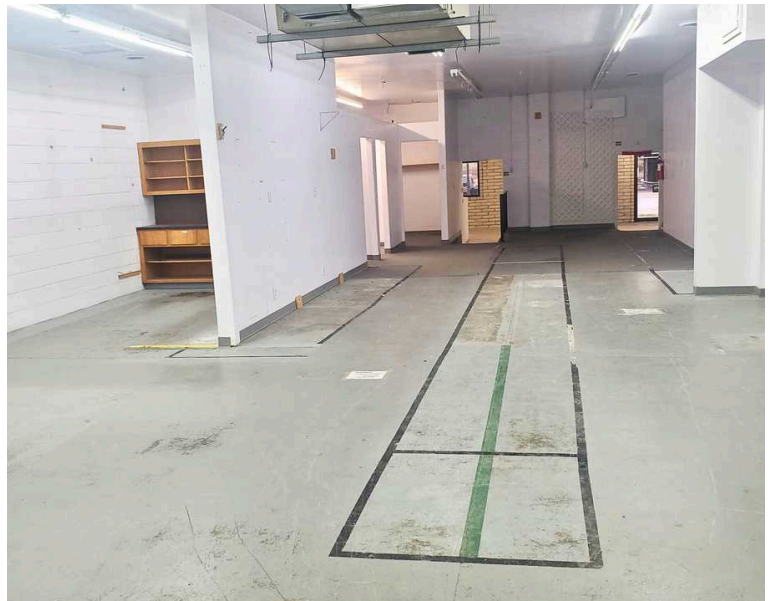
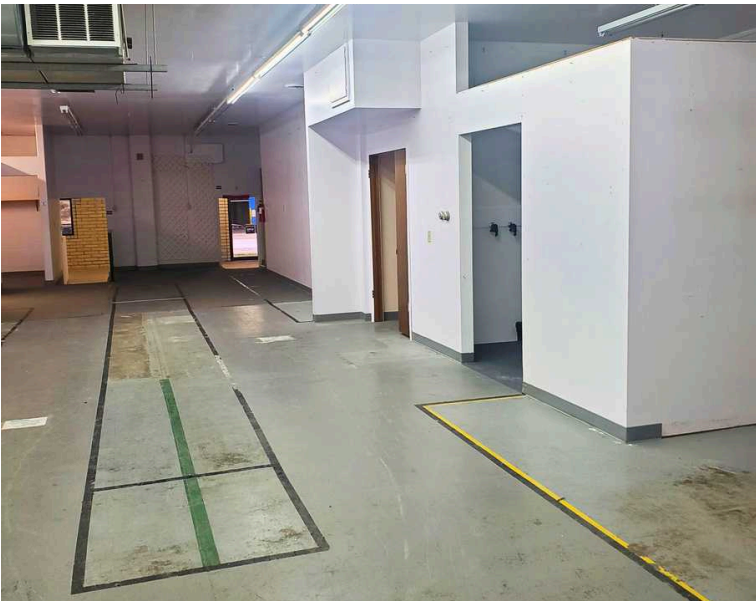
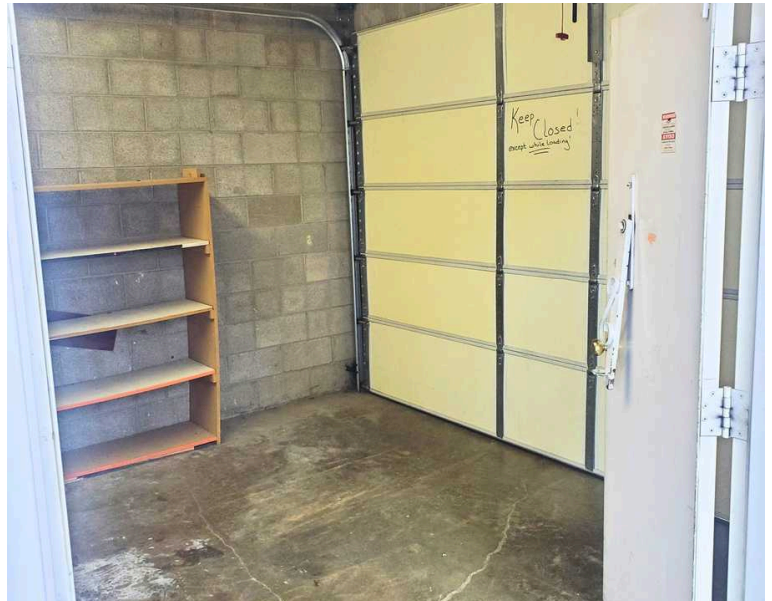
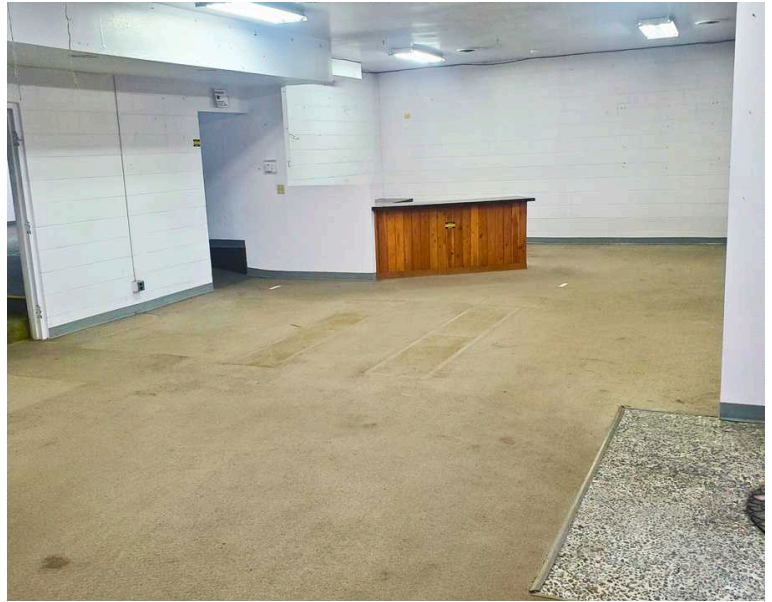
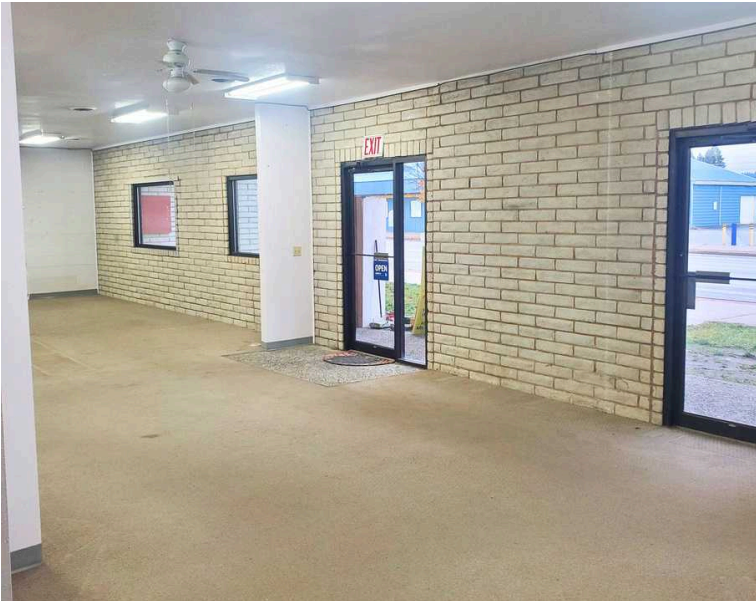
GREAT RETAIL/WAREHOUSE OPPORTUNITY **FOR LEASE**

Discover a great retail/warehouse opportunity offering excellent visibility and flexible space along a main highway. This versatile property features approximately 1,200 SF of retail showroom space paired with 2,900 SF of warehouse area, ideal for a wide range of retail, service, or light industrial uses.

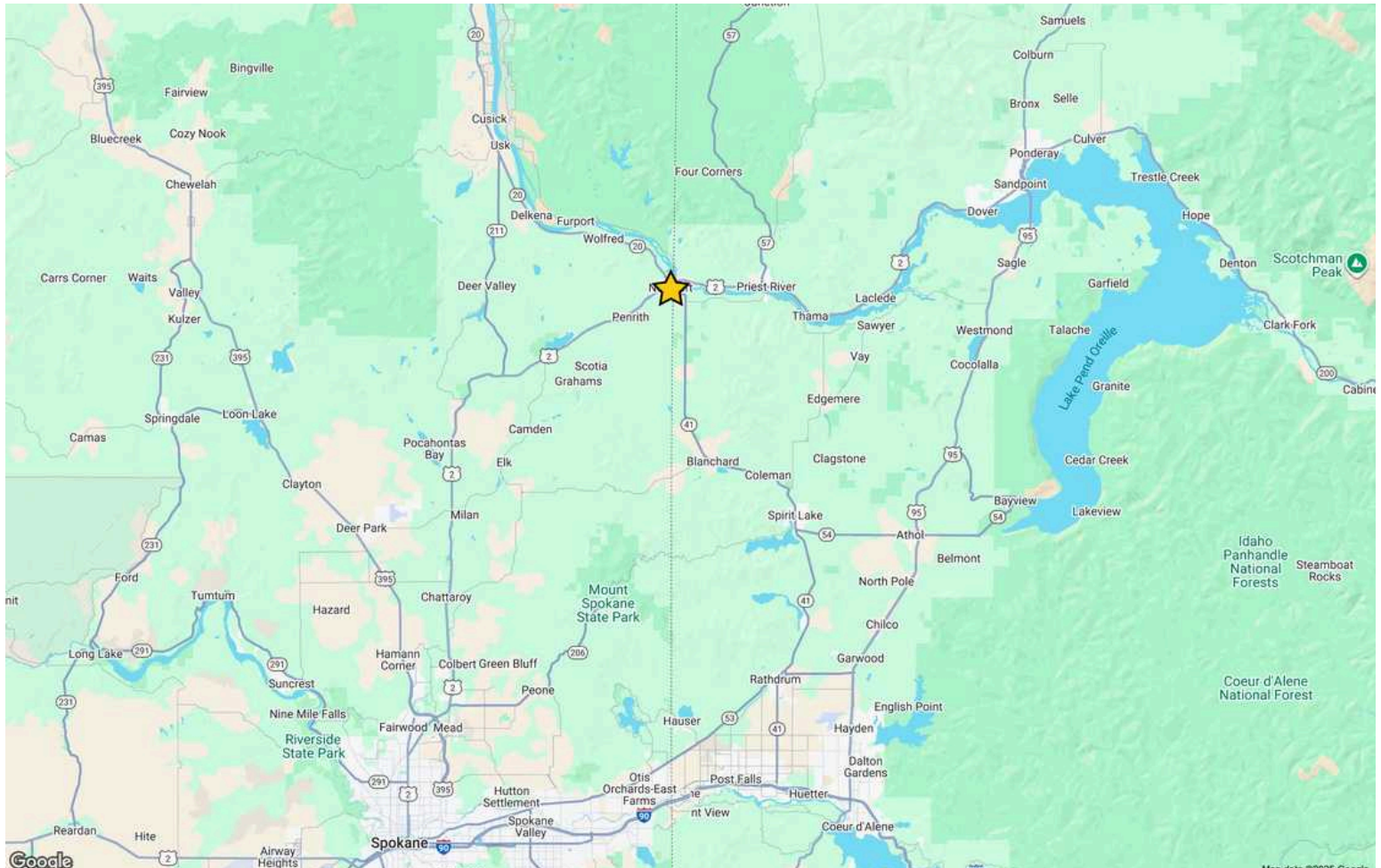
The warehouse is equipped with a roll-up door for easy loading and unloading, while the interior includes three restrooms and a convenient kitchenette to support daily operations. Exceptional frontage provides strong exposure to steady traffic, enhancing customer visibility.

Offered at a very competitive lease rate of \$2,200/month plus insurance and electricity, this property delivers outstanding value for businesses seeking both functionality and prime positioning.









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[VIEW LOCATION](#)

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601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201