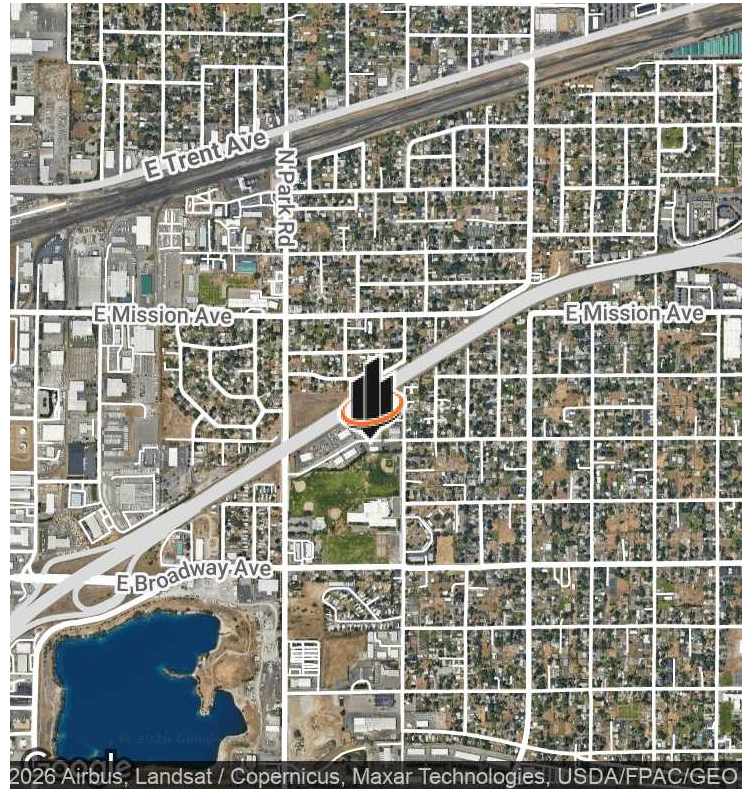


PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$12.00 SF/YR (NNN) \$4,672/MO (NNN)
BUILDING:	Bldg 5
AVAILABLE SF:	4,672 SF
NNN EST:	±\$915/Month
LOT SIZE:	20,190 SF
ZONING:	Industrial

PROPERTY OVERVIEW

Johnson Business Park offers well-positioned industrial space in the heart of Spokane Valley's established business corridor. The property provides functional warehouse and service-commercial space designed to support efficient day-to-day operations, with convenient access to I-90 and key arterials connecting tenants throughout the greater Spokane and North Idaho markets.

Surrounded by established industrial and commercial users, the location benefits from a strong employment base, excellent connectivity, and a business-friendly environment. This is a compelling opportunity for companies seeking practical, accessible space in one of Spokane Valley's most active and in-demand industrial submarkets.

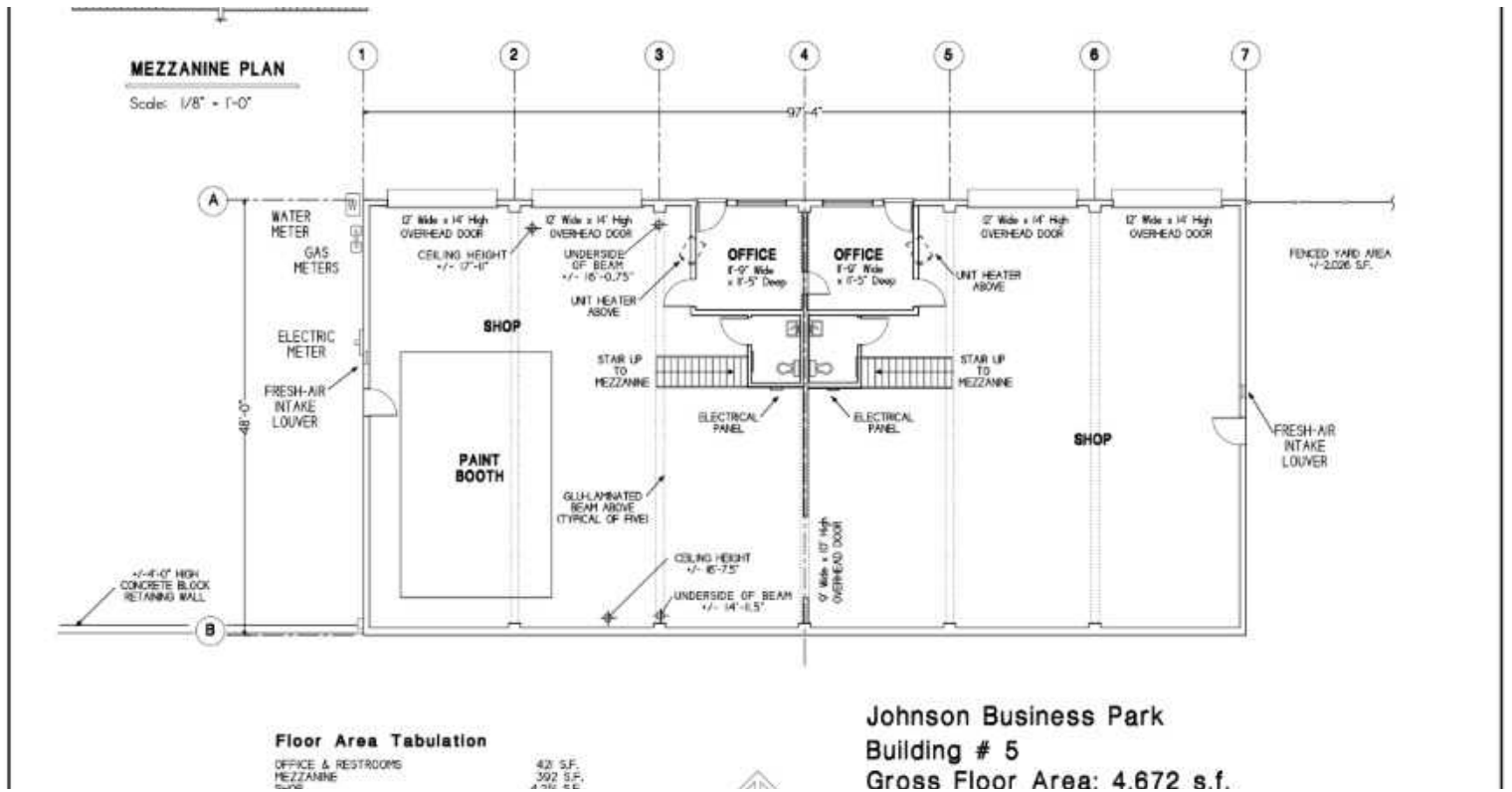
BUSINESS PARK HIGHLIGHTS

- Located in Johnson Business Park totaling 37,849 SF across five buildings
- Situated on ±6.65 acres
- Parcels are separately platted
- Industrial zoning

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SITE PLAN & FLOOR PLAN



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