

FOR LEASE



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

SITE: Multi-tenanted ±10.95 acre site, Parcel # 45183.9176

ZONING: I, Industrial, per City of Spokane Valley

±95,610 total main floor SF in all buildings

All square footage is approximate. All critical measurements should be verified ±318 car parks, unassigned and unreserved. ±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

VISTA INDUSTRIAL PARK

111 N. Vista Road
Spokane Valley, WA 99212

View
Location



	SUITE 7A	SUITE 7BC
Total SF:	±1,200	±2,400
Office/Showroom SF:	±895	±400
Warehouse SF:	±305	±2,000
Monthly Base Rent: (75¢/SF/Mo)	\$900	\$1,800
Est. NNNs (¢16.6/SF/Mo)	\$200	\$400
Total Monthly Rent:	\$1,100	\$2,200
Availability:	May 2026	Immediately

OFFICE LOCATIONS

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

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 03/0+/26/tp J:\BROKERS\LUCAS DOCS\FLYERS\Vista N 111.PUB

JD LUCAS

509.862.5385

jd.lucas@kiemlehagood.com

TRACY POFF

509.755.7588

tracy.poff@kiemlehagood.com

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

**KIEMLE
HAGOOD**

Aerials and Building Plan

111 N. Vista Road | Spokane Valley, WA 99206



JD Lucas | 509.862.5385 or jd.lucas@kiemleahagood.com

Tracy Poff | 509.755.7588 or tracy.poff@kiemleahagood.com

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.

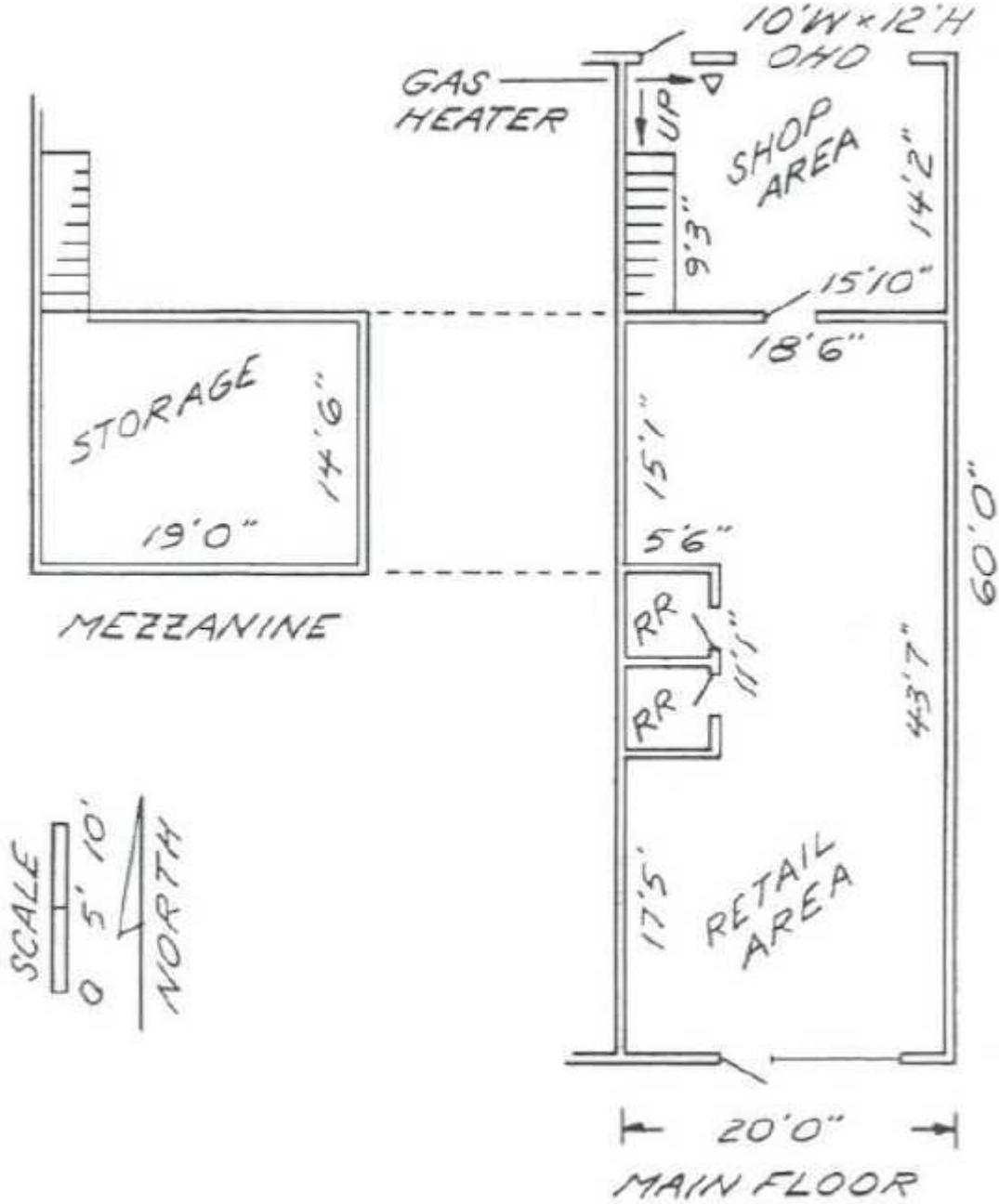
FLOOR PLAN SUITE 7A

VISTA BUSINESS PARK |

111 N. Vista

Spokane Valley, WA 99212

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



JD Lucas | 509.862.5385 or jd.lucas@kiemleahagood.com

Tracy Poff | 509.755.7588 or tracy.poff@kiemleahagood.com

KIEMLEHAGOOD.COM

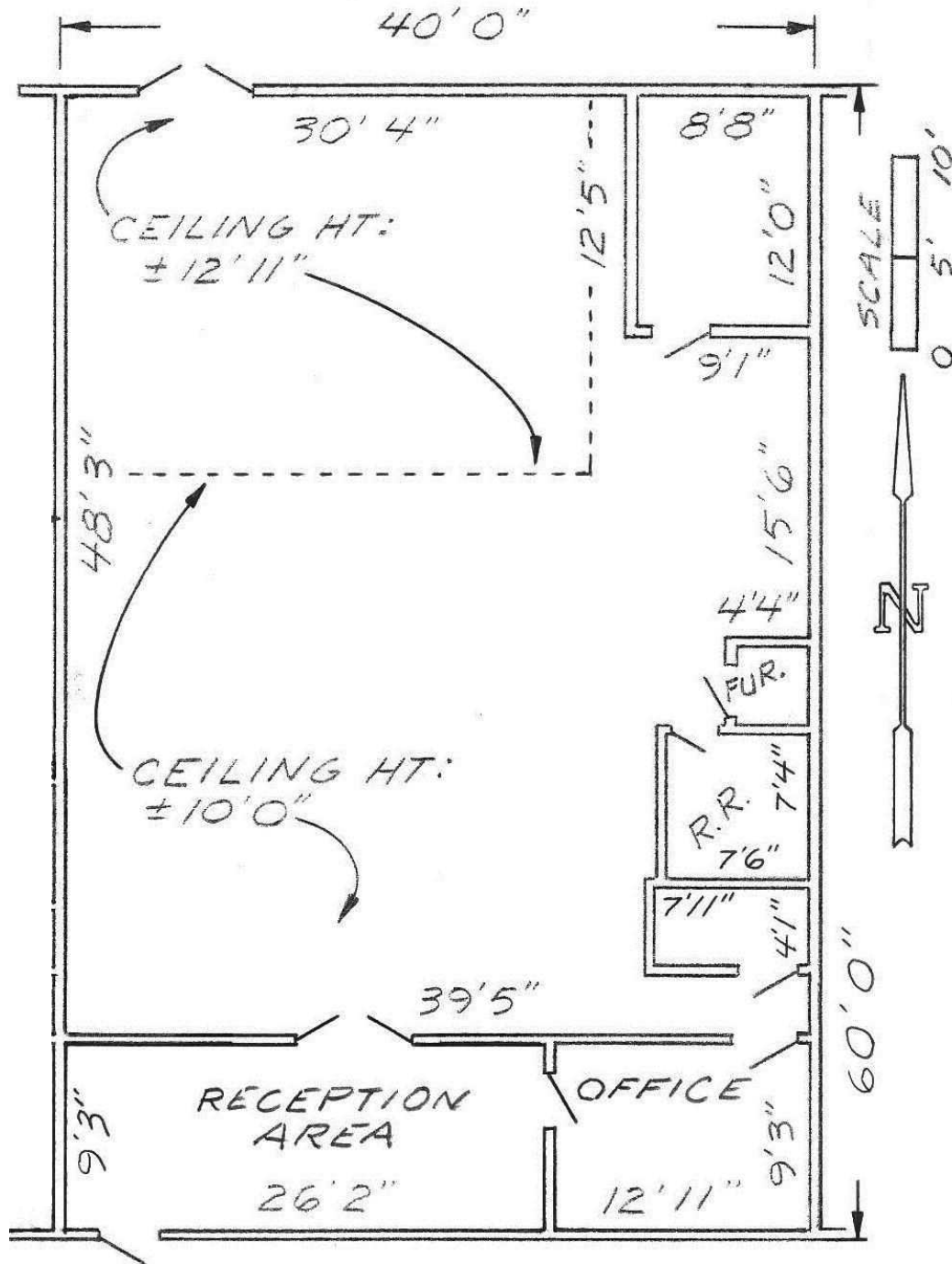
FLOOR PLAN SUITE 7BC

VISTA BUSINESS PARK |

111 N. Vista

Spokane Valley, WA 99212

THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.



JD Lucas | 509.862.5385 or jd.lucas@kiemleahagood.com

Tracy Poff | 509.755.7588 or tracy.poff@kiemleahagood.com