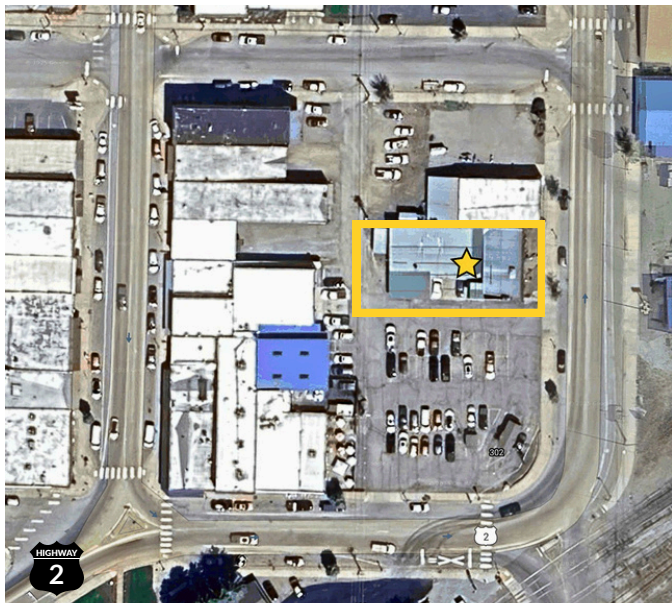


# FOR LEASE



## GREAT RETAIL/WAREHOUSE OPPORTUNITY

317 S Union Avenue | Newport, WA 99156



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

**JAY CARSON**

509.862.5454 | jay.carson@kiemlehagood.com

**ANDY BUTLER, CCIM**

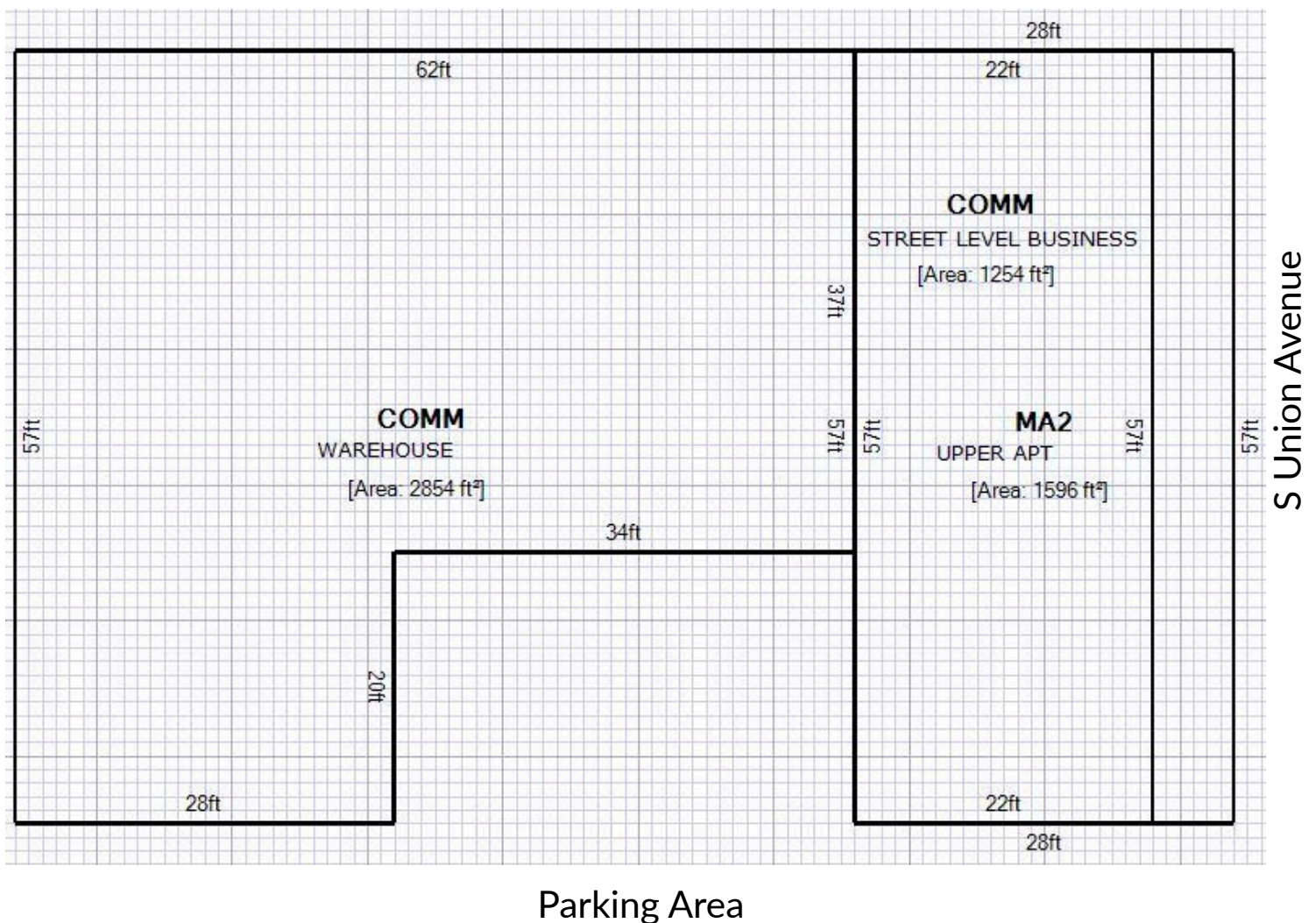
509.385.9121 | andy.butler@kiemlehagood.com

**KIEMLEHAGOOD**

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.

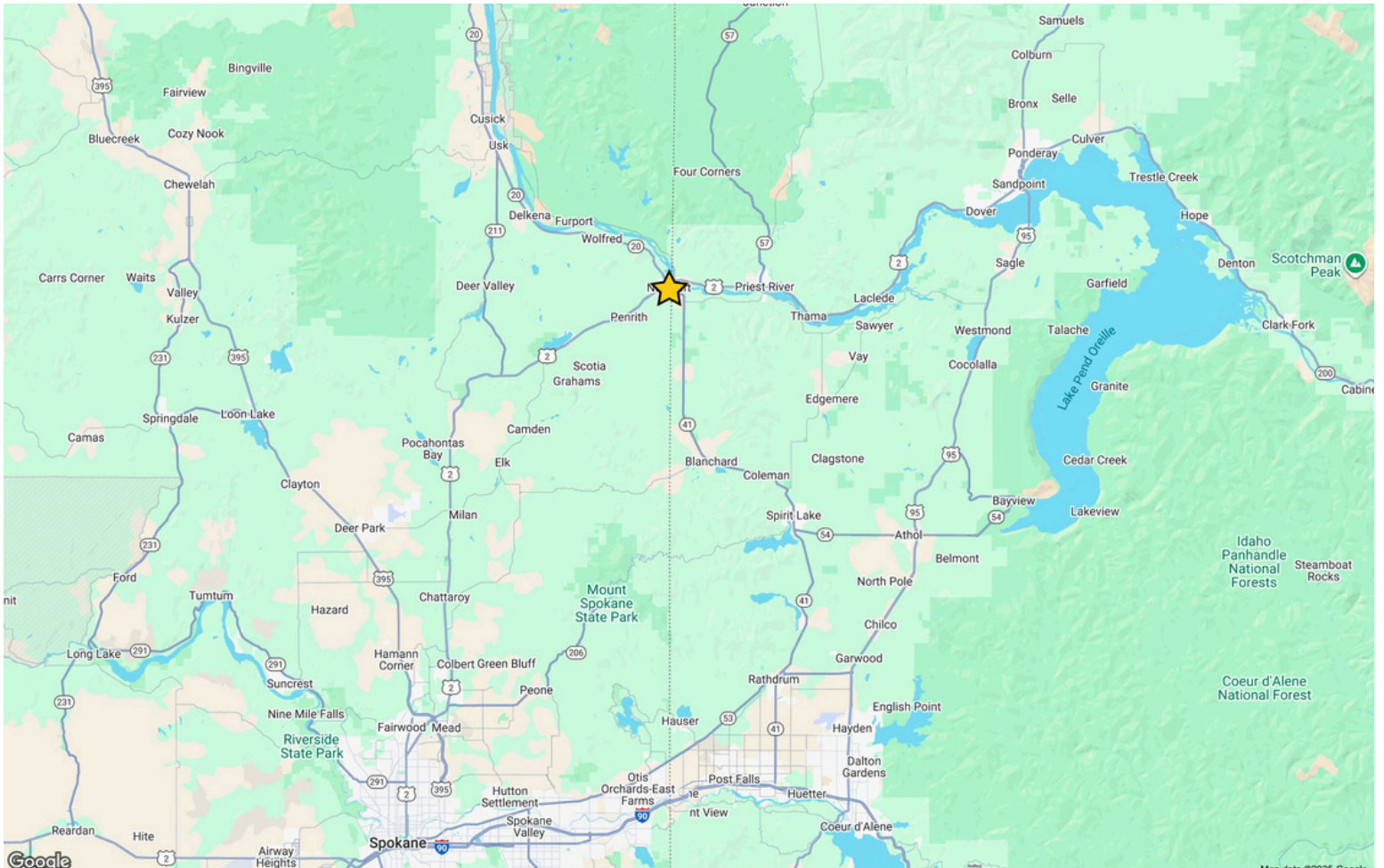




# SURROUNDING RETAILERS

# GREAT RETAIL/WAREHOUSE OPPORTUNITY FOR LEASE





# GREAT RETAIL/WAREHOUSE OPPORTUNITY

317 S Union Avenue | Newport, WA 99156

[VIEW LOCATION](#)

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