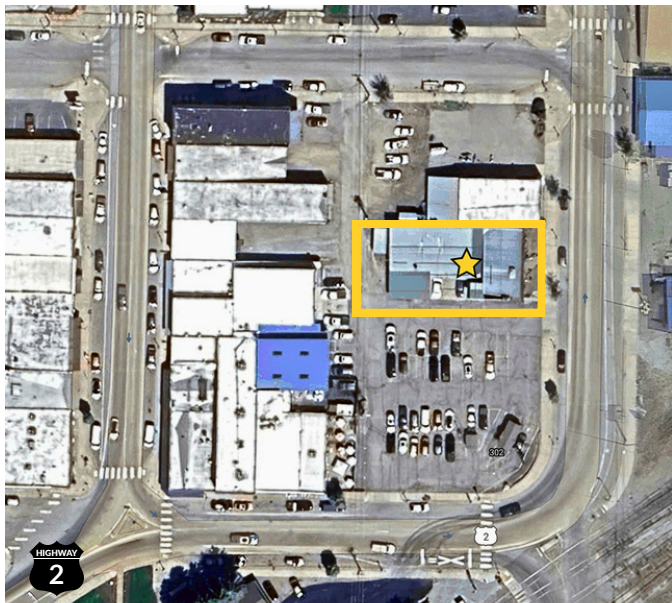


FOR LEASE



GREAT RETAIL/WAREHOUSE OPPORTUNITY

317 S Union Avenue | Newport, WA 99156



LEASE RATE	\$1,800 /Month (\$5.27 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

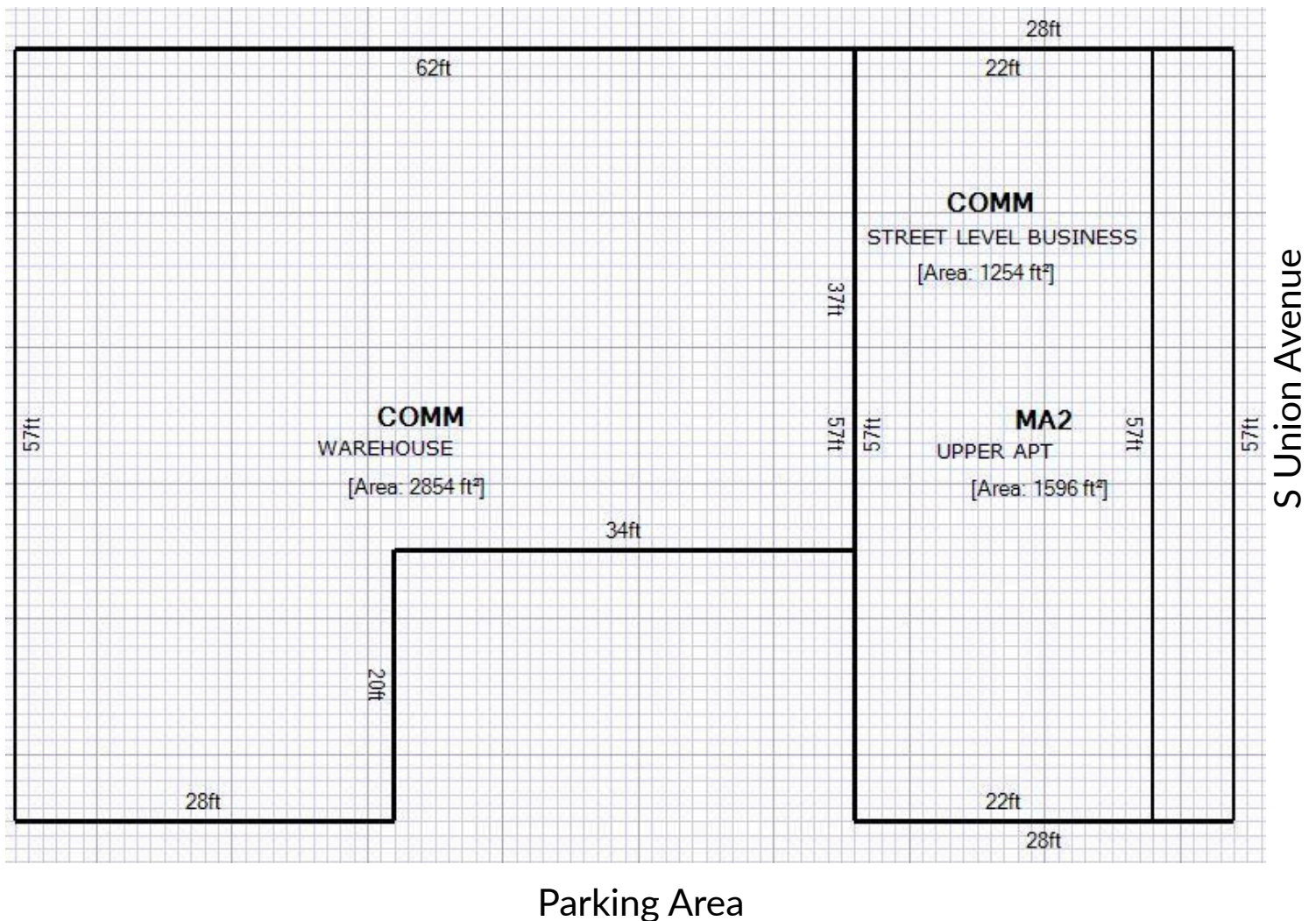
509.385.9121 | andy.butler@kiemlehagood.com

KIEMLEHAGOOD

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 \$1,800/month plus insurance and electricity, this property delivers outstanding value for businesses seeking both functionality and prime positioning.

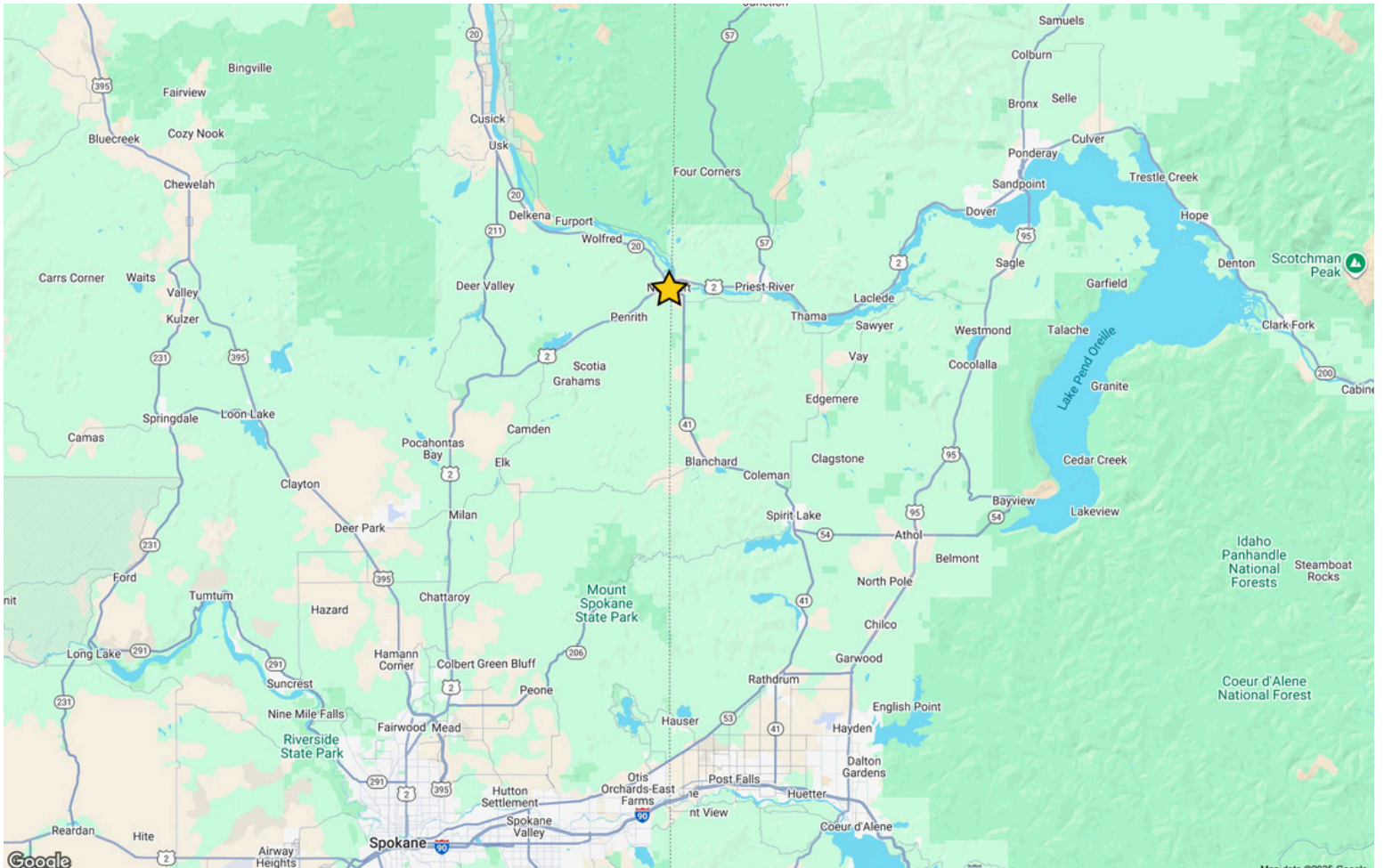




SURROUNDING RETAILERS

GREAT RETAIL/WAREHOUSE OPPORTUNITY FOR LEASE





GREAT RETAIL/WAREHOUSE OPPORTUNITY

317 S Union Avenue | Newport, WA 99156

VIEW LOCATION

JAY CARSON

509.862.5454 | jay.carson@kiemlehagood.com

ANDY BUTLER, CCIM

509.385.9121 | andy.butler@kiemlehagood.com



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. 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 the owner of an exclusive right that is allegedly infringed; and 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 to be valid.

OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201