

FOR LEASE - TWO SUITES INDUSTRIAL/FLEX

14415 E SPRAGUE AVE
SPOKANE VALLEY, WA 99216



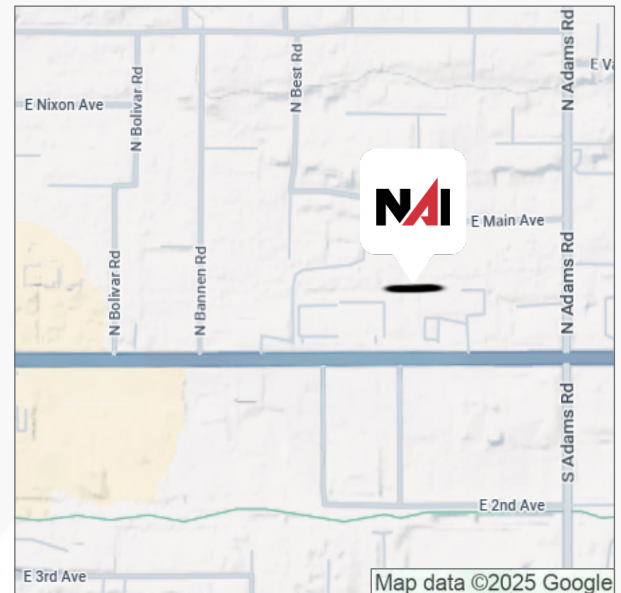
PROPERTY HIGHLIGHTS

- Suite 6: ± 2,250 SF
- **Base Rent: \$1,800/mo (approx. \$0.80 PSF/mo)**
- Features: Includes a 12' x 12' overhead bay door, a private office, a built out bathroom, and reception / showroom
- Suite 7: ± 2,400 SF
- **Base Rent: \$1,800/mo (approx. \$0.75 PSF/mo)**
- Features: Includes a 12' x 12' overhead bay door, two private offices, a built out bathroom, and reception / showroom

*Note: Units can be connected via double doors on North side of Suites

Estimated Expenses & Utilities

- Triple Net (NNN) Fees: NNN expenses are roughly estimated at \$170.00/mo
- Water and sewer utility expenses are covered as part of your NNN costs
- The tenant pays for their own gas and electricity (garbage service if needed)



CLAYTON CROCKETT

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**Floorplans are for illustration purposes only*



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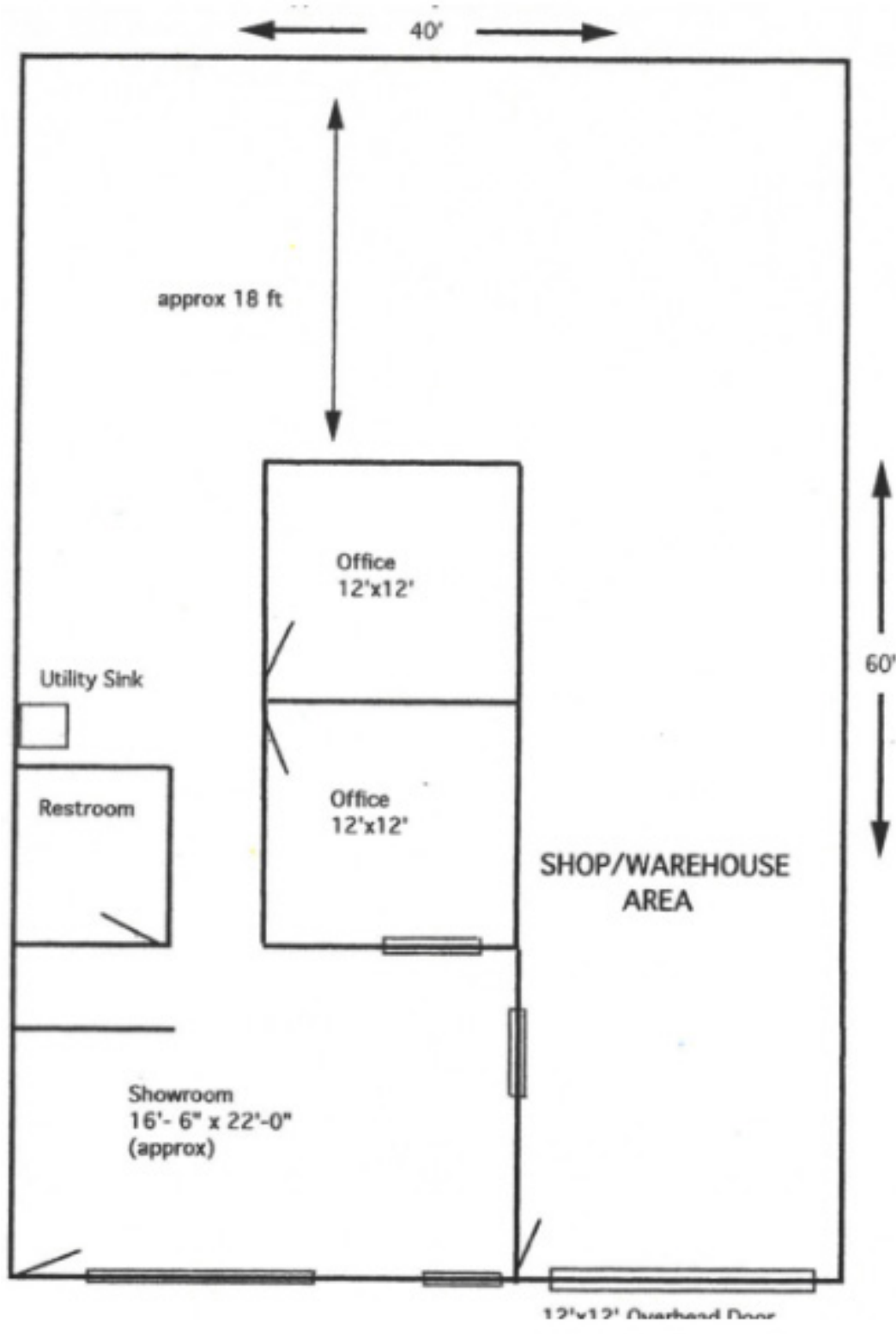
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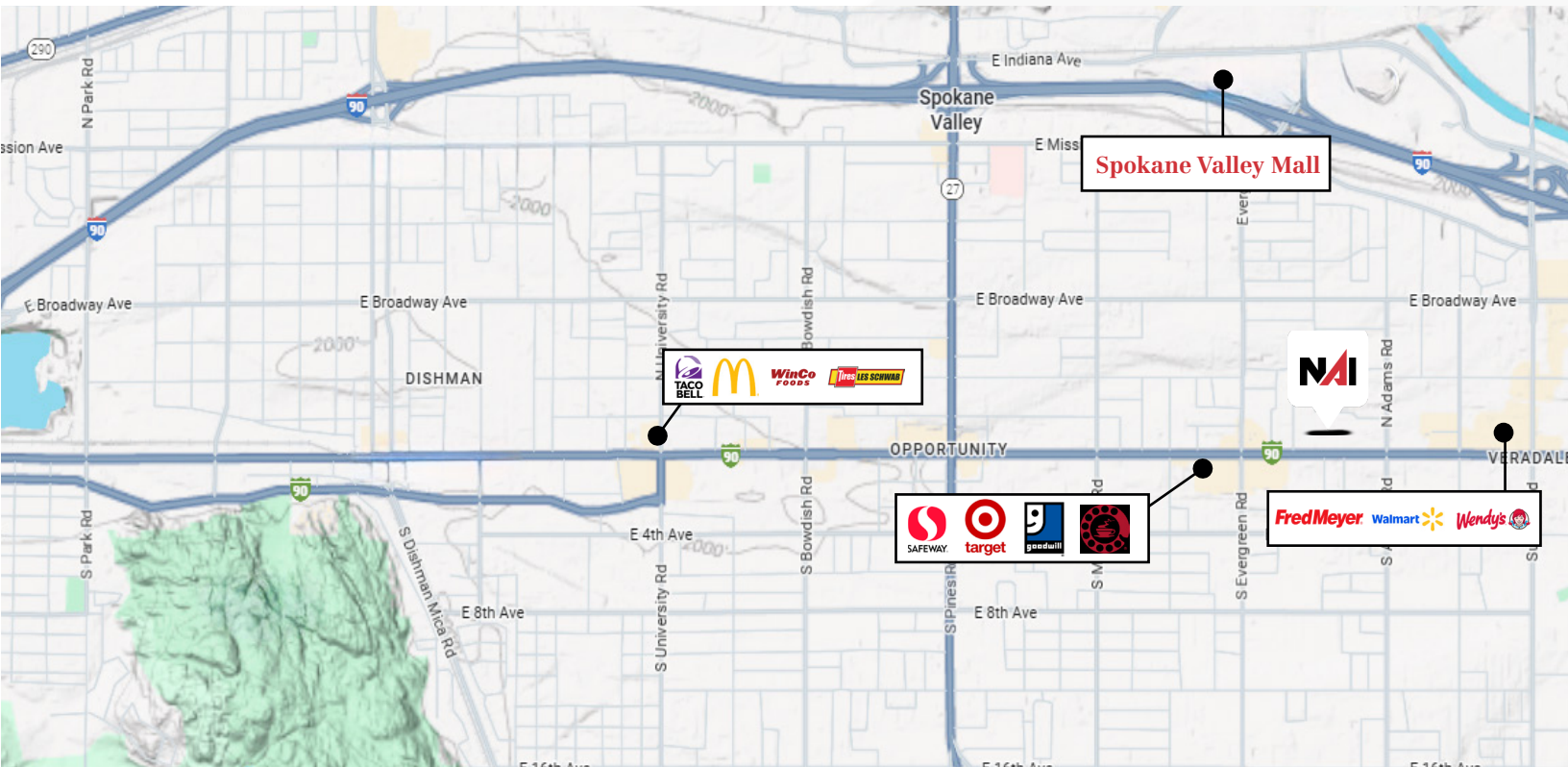
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