



FOR SALE

15,000 SF AVAILABLE

COMMERCIAL / RETAIL / SHOWROOM / INVESTMENT

4630 E. Sprague Ave., Spokane, WA 99212

LOCATION:

Situated at the south west corner of Sprague Avenue and Custer Road between Havana and Fancher, minutes to I-90. Near major retailers such as Walmart Supercenter, Costco, Lowes and Home Depot.

SITE:

±79,200 SF (1.82 acres); parcel #35232.0501 & 35232.0504

ZONING:

City of Spokane, CMU, Corridor Mixed Use, allows for light manufacturing, assembly, retail, wholesale, warehousing, sales and service

IMPROVEMENTS:

Building Footprint: ±35,640 SF per county records
 Heat/Cooling: HVAC, separately metered suites
 Loading: dock and grade loading
 Power: 400 amps 208/120V 3 phase per panel tag, to be verified
 Sprinklered: wet & dry system; dry system density is .21 GPM/SF; wet system density is .19GPM/SF
 Sewer: Spokane County, connection record 2006
 Water: Carnhope Irrigation District #7
 Construction Type: concrete tilt
 Age: 1991, remodeled in 2006
 Ceiling Height: 18'11" to 19'4"
 Parking: parking in common between all tenants

LEASE INFO:

\$15,000/Month/NNN asking rent ~ VACANT 15,000 SF, former Advanced Auto Parts
 \$3,300/Month/NNN ~ Cabinets Plus (5,688 SF); lease expires 5/31/27, no options
 \$8,374/Month/NNN ~ Emser Tile (14,719 SF); lease expires 1/15/29, three, 3-yr options w/10% annual increases each 3 years.

SALE PRICE:

\$5,200,000.00

Seller financing may be available to qualified buyer

**View
Location**



MARK LUCAS, SIO

509.755.7524

mlucas@kiemlehagood.com

TRACY LUCAS

509.755.7558

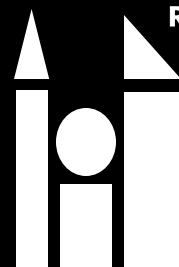
tracyl@kiemlehagood.com

**KIEMLE
HAGOOD**

JIM BONUCELLI

ROB AMSDEN

509.924.9730



**VILLAGE
SQUARE
REALTY, INC.**

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. 07/22/26/tp J:\BROKERS\LUCAS DOCS\FLYERS\Sprague E 4630 Sale.PUB

4630 E. Sprague Avenue, Spokane, WA 99212

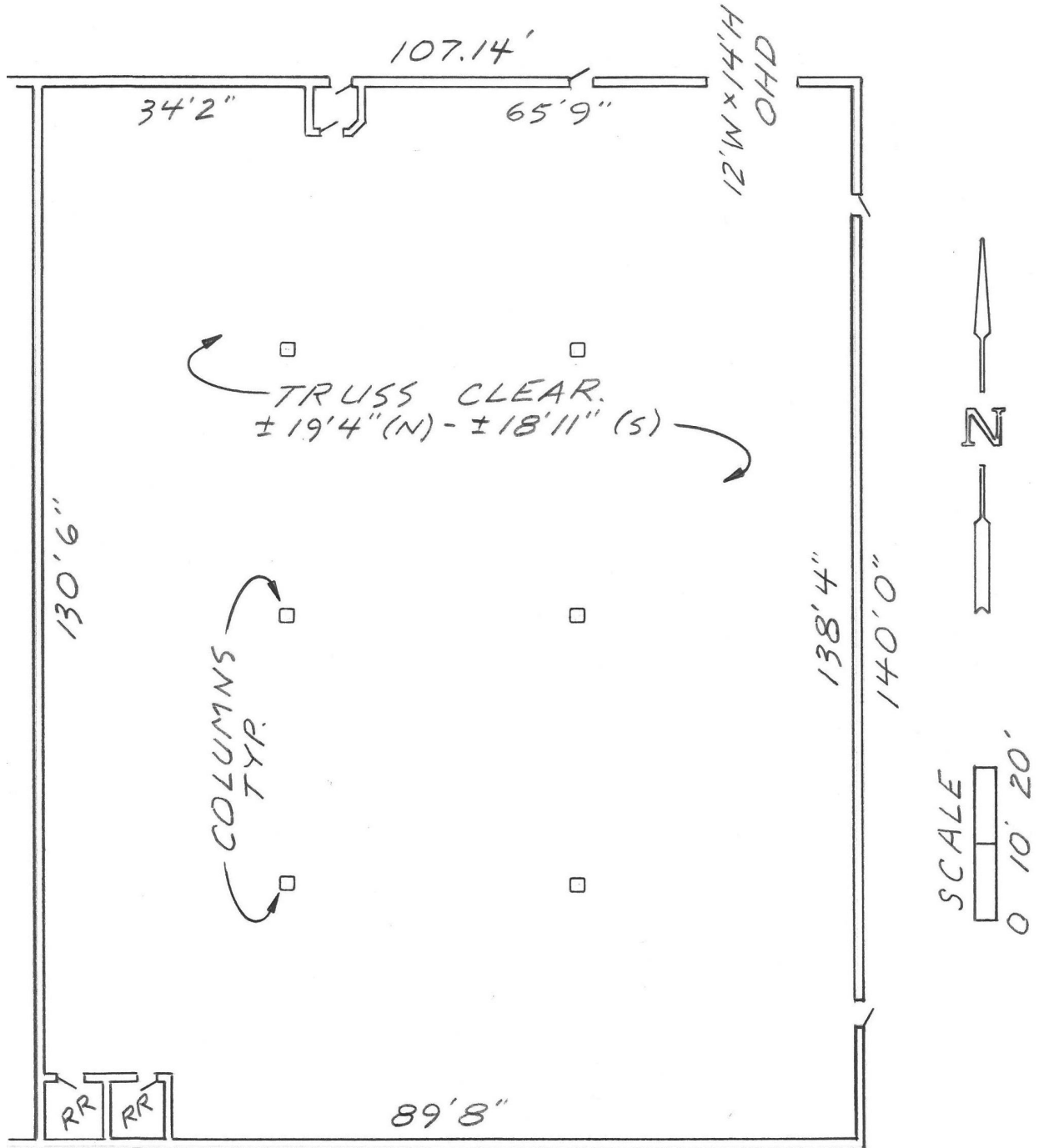


Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), 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

4630 E. Sprague Ave.,
Spokane, WA 99212

**15,000 SF AVAILABLE
FOR OWNER/USER OR TENANT**

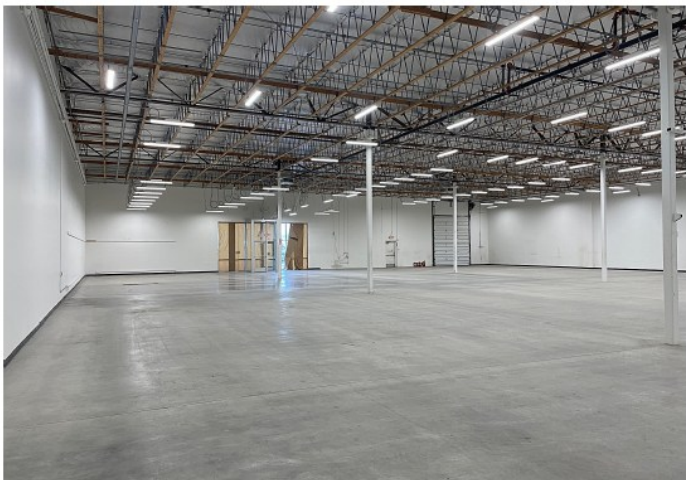
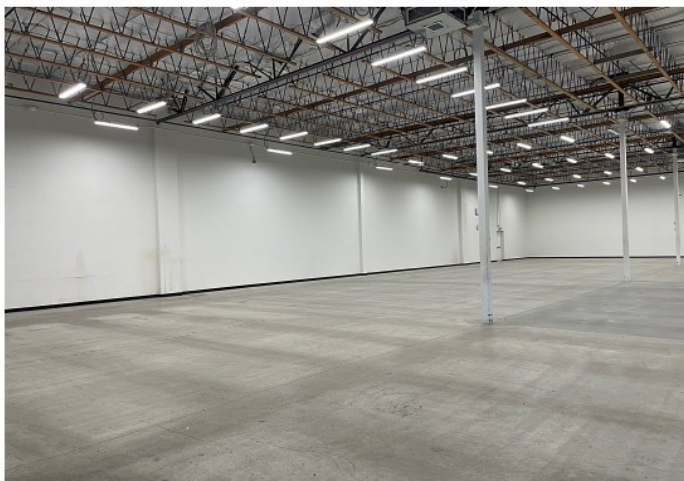
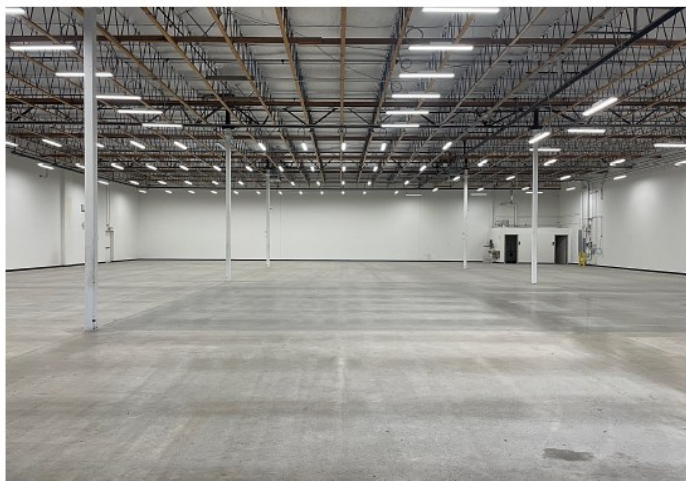


THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY PURCHASER OR LESSEE. ALL RIGHTS RESERVED.
NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM MARK & TRACY LUCAS.

Mark Lucas, SIOR | 509.755.7524 or mlucas@kiemlehagood.com

Tracy Lucas | 509.755.7558 or tracyl@kiemlehagood.com

KIEMLEHAGOOD.COM



FOR SALE

4630 E. Sprague Ave.
Spokane, WA 99212

MARK LUCAS
509.755.7524
mlucas@kiemlehagood.com

TRACY LUCAS
509.755.7558
tracyl@kiemlehagood.com

509.838.6541
601 W. Main Avenue, Suite 400
Spokane, WA 99201

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

**KIEMLE
HAGOOD**