

FOR LEASE



Build to Suit/Ground Lease | 4603 & 4701 E Sprague Avenue, Spokane Valley, WA 99212

Lease Rate: \$2.60/SF/NNN, Annually

Property Information:

Pad Site A:

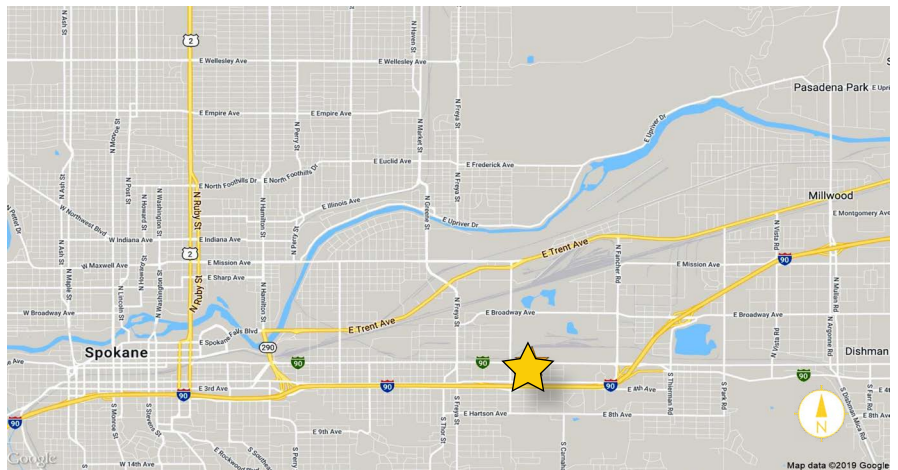
- 4701 E. Sprague Avenue
- \$1,249,274.00 Sale Price
- \$10,411/MO/NNN Lease Price
- ±48,049 SF

Parcel C

- 4603 E. Sprague Avenue
- \$954,460.00 Sale Price
- \$8,000/MO/NNN Lease Price
- ±36,710 SF

Features

- Anchored by Walmart - Now Open
- Lighted Intersection
- Zoned Regional Commercial



Neighboring Business:

Walmart, Home Depot, Lowes, Aslin Finch, Dollar Tree, Big 5, AutoZone, Carpet Barn, McDonald's, Wendy's, Jack in the Box, IHOP, Country Homes Power, Subway, Sprint, Mattress Firm, Intermountain Community Bank and Costco

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