

# PRIME LOCATION ON SPRAGUE & FANCHER



## FOR LEASE |

**Sales Lot, Office, Shop & Yard Areas  
Fenced & Secured Paved Parking**

## 5901 E. SPRAGUE AVE., SPOKANE VALLEY, WA 99212

**LOCATION:** Prime location on the corner of Sprague and Fancher. Excellent access to I-90 and exposure to 19,000+ VPD

**SITE:**  
Parcel A: 67,927 SF Yard + 6,027 SF Building  
Parcel B: 39,563 SF Yard  
Parcel C: 129,989 SF Yard  
Parcel #35133.2403, 35133.2404 & 35133.2321

**ZONING:** City of Spokane Valley, RC, Regional Commercial

### BUILDING DETAILS:

Total Building Area: ±6,027 SF  
HVAC: Office/Showroom: Gas forced air and air conditioning; Shop: Gas radiant heaters  
Grade-Level OHDs: Five (5) total; two (2)– 10'W x 9'6"H & three (3)– 10'W x 8'5"H  
Sales Lot Area: Paved, signage and lighting  
Sewer & Water: Spokane County Utilities and Water District #3  
Construction Type: Concrete block  
Age: 1964  
Power: 3 phase power

### LEASE PRICE:

**Parcel A:** \$9,438/Mo/NNN; 2025 NNNs estimated at \$1,905/Month, includes taxes, insurance, CAMs (vegetation control, pavement maintenance, roof maintenance/repair) and management fees.

**Parcel B:** \$3,165/Month Base Rent + \$855/Month NNNs ~ Secured, Fenced & Paved Yard or Truck Parking

**Parcel C:** \$10,400/Month Base Rent + \$1,545/Month NNNs ~ Secured, Fenced & Paved Yard or Truck Parking

**KIEMLE  
HAGOOD**

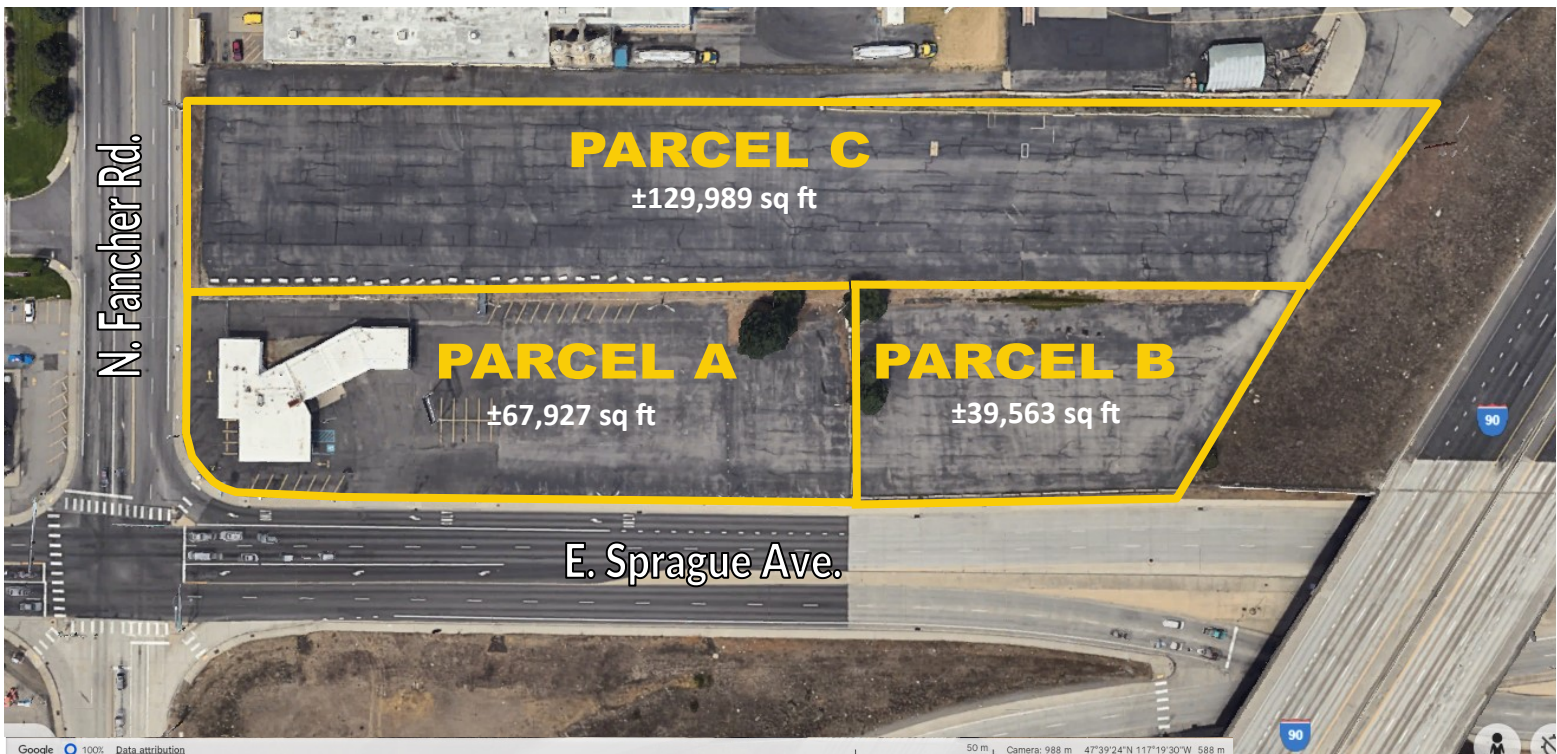
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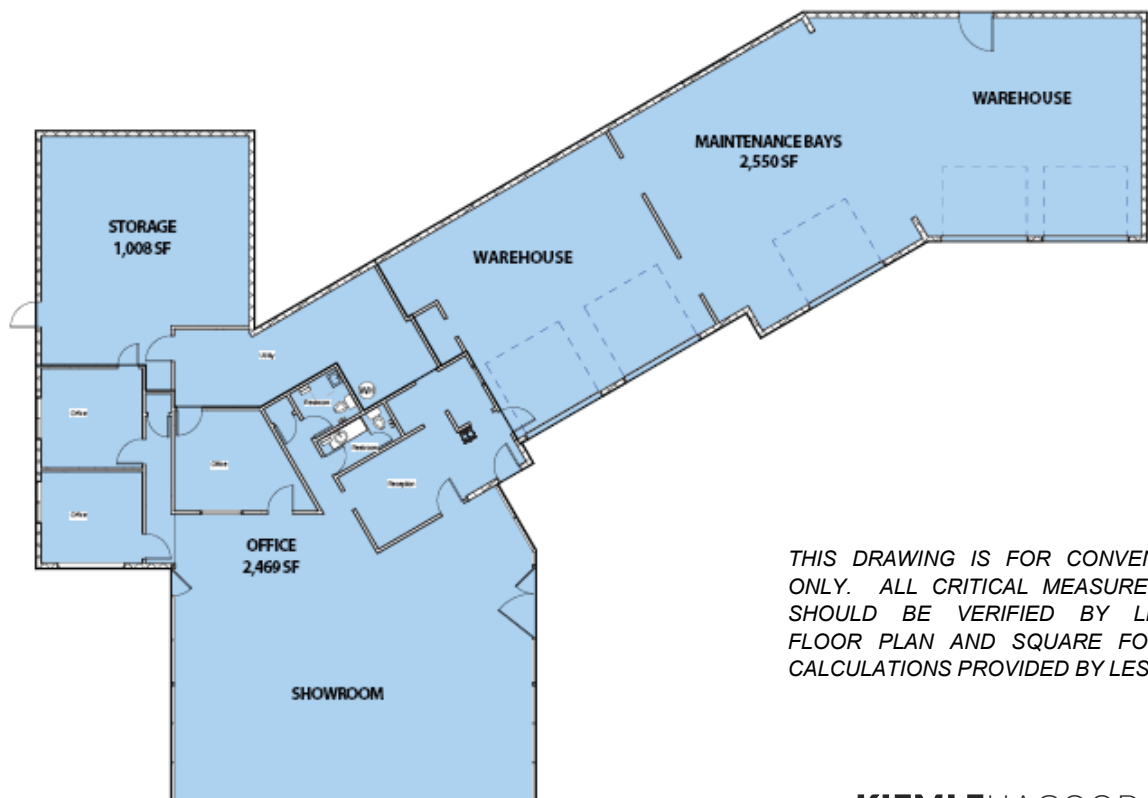
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# BUILDING FLOOR PLAN

**FOR LEASE | SALES LOT / OFFICE / SHOP  
PAVED & FENCED YARD AREAS**

**5901 E. Sprague Ave., Spokane Valley WA**



THIS DRAWING IS FOR CONVENIENCE ONLY. ALL CRITICAL MEASUREMENTS SHOULD BE VERIFIED BY LESSEE. FLOOR PLAN AND SQUARE FOOTAGE CALCULATIONS PROVIDED BY LESSOR.



**FOR LEASE**

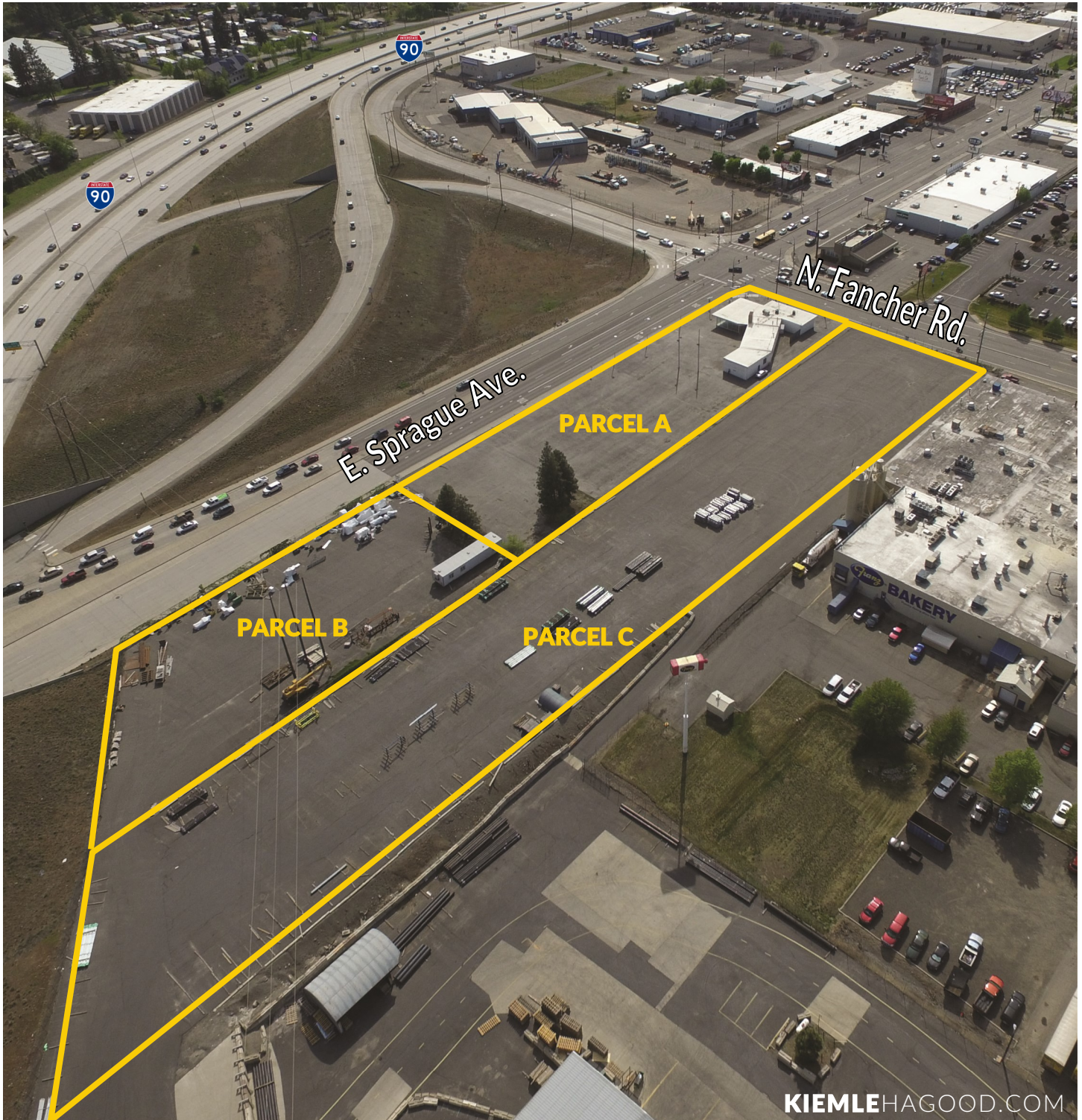
**SALES LOT / OFFICE / SHOP / PAVED & FENCED YARD AREAS**

**5901 E. Sprague Ave., Spokane Valley WA**



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**View  
Location**



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