

# FLORA INDUSTRIAL CENTER

INDUSTRIAL SPACE FOR LEASE / 3014 N. FLORA ROAD, BLDG 4B / SPOKANE VALLEY WA 99216

BLDG 4B

**2 MONTHS FREE RENT ON QUALIFIED LEASES!**

**CONTACT**

**DAVE DOWERS**

509.606.5092

daved@tokcommercial.com

**HIGHLIGHTS**

Ample parking.

Office expansion potential , TI budget available

3 phase power available

Multi-Building light industrial complex on 9.77 acres.

Pylon signage and building signage available

Heated and insulated with LED lighting.

Less than 2 miles to I-90 ramps at Sullivan Road.

Tenants include Cosmos Granite, Interstate Battery, Hardwoods, Inc., College Hunks Movers, Kokua Volleyball Club and Evergreen Railroad Club.

**DETAILS**

**AVAILABLE SEPARATELY OR COMBINED**

| AVAILABLE    | SIZE             | LEASE RATE        | BASE RENT             |
|--------------|------------------|-------------------|-----------------------|
| 4B - LL      | 36,600 SF        | \$0.40/SF/Monthly | \$14,640/Month        |
| 4B - UL      | 36,480 SF        | \$0.50/SF/Monthly | \$18,240/Month        |
| <b>Total</b> | <b>69,980 SF</b> |                   | <b>\$32,880/Month</b> |

|                    |            |                   |           |
|--------------------|------------|-------------------|-----------|
| <b>CENTER SIZE</b> | 173,360 SF | <b>EST. NNN'S</b> | \$0.10/SF |
| <b>LEASE TYPE</b>  | NNN        |                   |           |

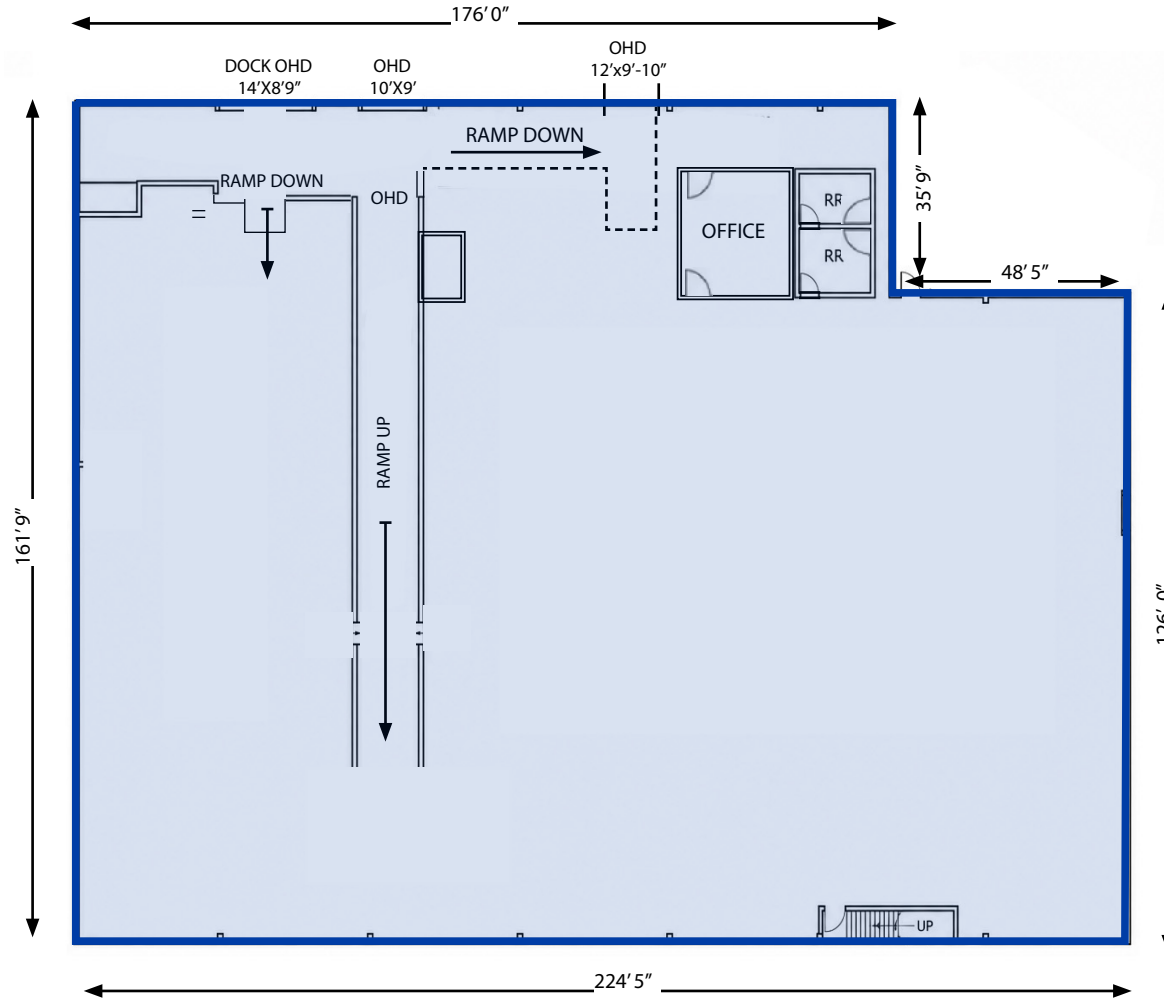
UPDATED: 9.4.2026

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# BUILDING 4B-LL

## FLOOR PLAN



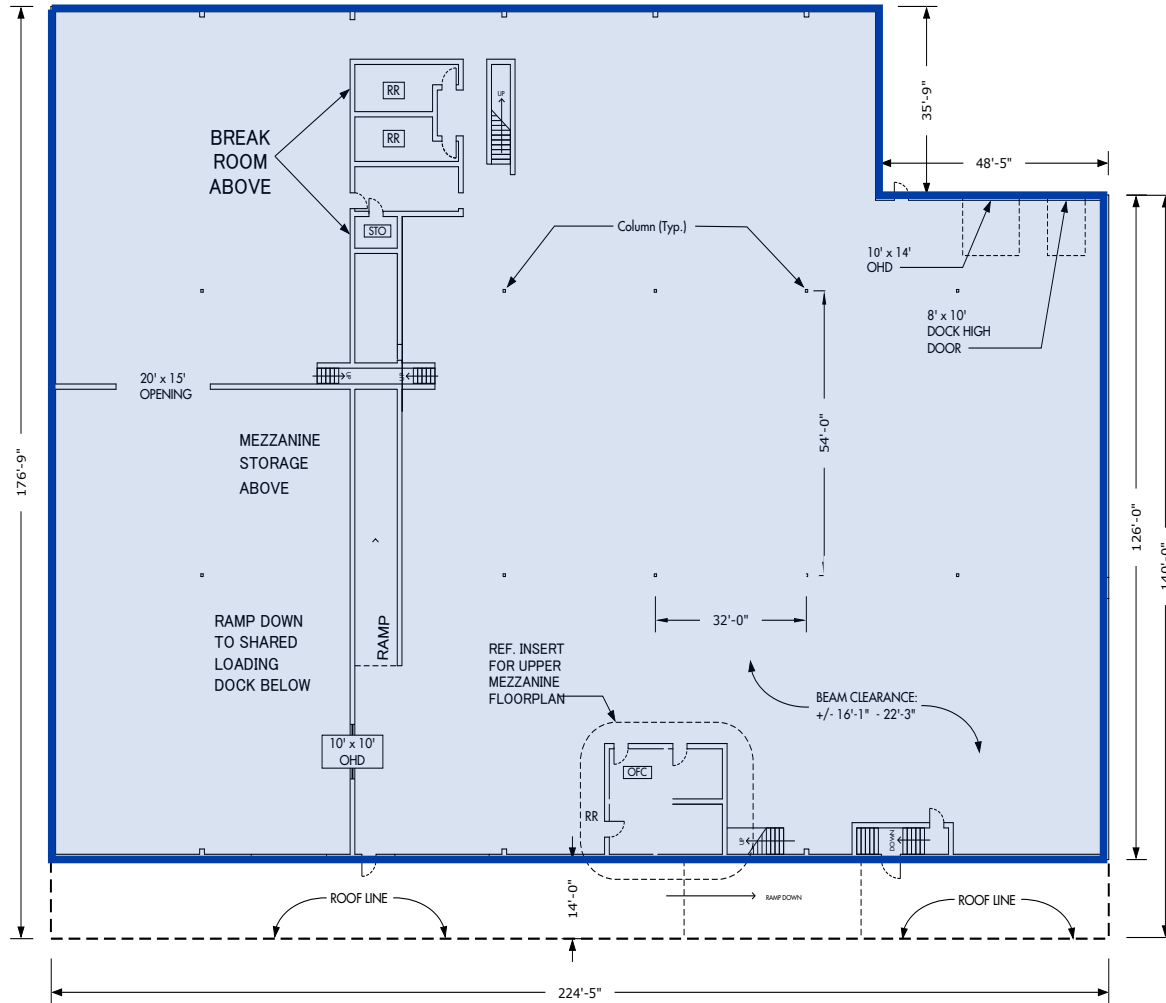
| AVAILABLE - BLDG 4B-LL | SIZE             | LEASE RATE           | BASE RENT          |
|------------------------|------------------|----------------------|--------------------|
| Office                 | 600 SF           |                      |                    |
| Warehouse              | 36,000 SF        |                      |                    |
| <b>Total</b>           | <b>36,600 SF</b> | <b>\$0.40/SF/Mo.</b> | <b>\$14,640/Mo</b> |

|                     |                 |                   |           |
|---------------------|-----------------|-------------------|-----------|
| <b>CLEAR HEIGHT</b> | 12'-4"          | <b>SPRINKLERS</b> | Yes       |
| <b>GRADE LEVEL</b>  | 12'X12' 10'X10" | <b>HEATED</b>     | Yes       |
| <b>DOCK HIGH</b>    | 14'X9'          | <b>AVAILABLE</b>  | 11/1/2026 |



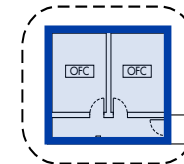
# BUILDING 4B-UL

## FLOOR PLAN



| AVAILABLE - BLDG 4B-UL | SIZE             | LEASE RATE           | BASE RENT               |
|------------------------|------------------|----------------------|-------------------------|
| Office                 | 995 SF           |                      |                         |
| Warehouse              | 34,030 SF        |                      |                         |
| Mezz Storage           | 400 SF           |                      |                         |
| Mezz Breakroom         | 1,055 SF         |                      |                         |
| <b>Total</b>           | <b>36,480 SF</b> | <b>\$0.50/SF/Mo.</b> | <b>\$18,240/Mo./NNN</b> |

|                     |           |                   |             |
|---------------------|-----------|-------------------|-------------|
| <b>CLEAR HEIGHT</b> | 16' - 22' | <b>SPRINKLERS</b> | Yes         |
| <b>GRADE LEVEL</b>  | 10'X14'   | <b>AVAILABLE</b>  | Immediately |
| <b>DOCK HIGH</b>    | 8'X10"    |                   |             |

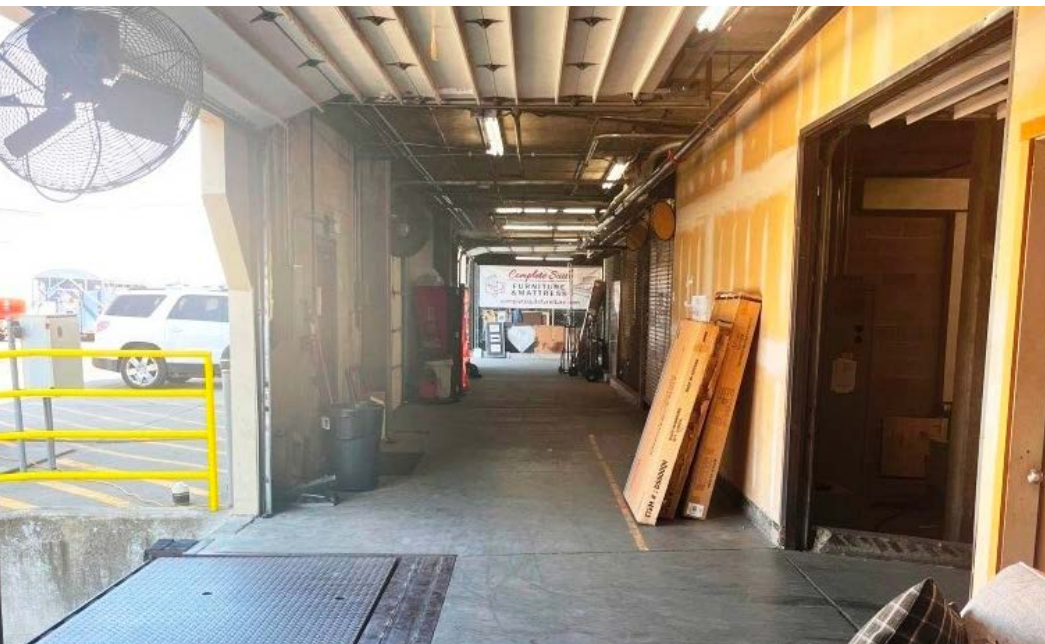


**MEZZANINE OFFICE FLOOR PLAN**





**BUILDING 4B**



**4B LOWER LOADING DECK**



**4B - UPPER GRADE AND DOCK HIGH LOADING**

**UPDATED: 9.4.2026**

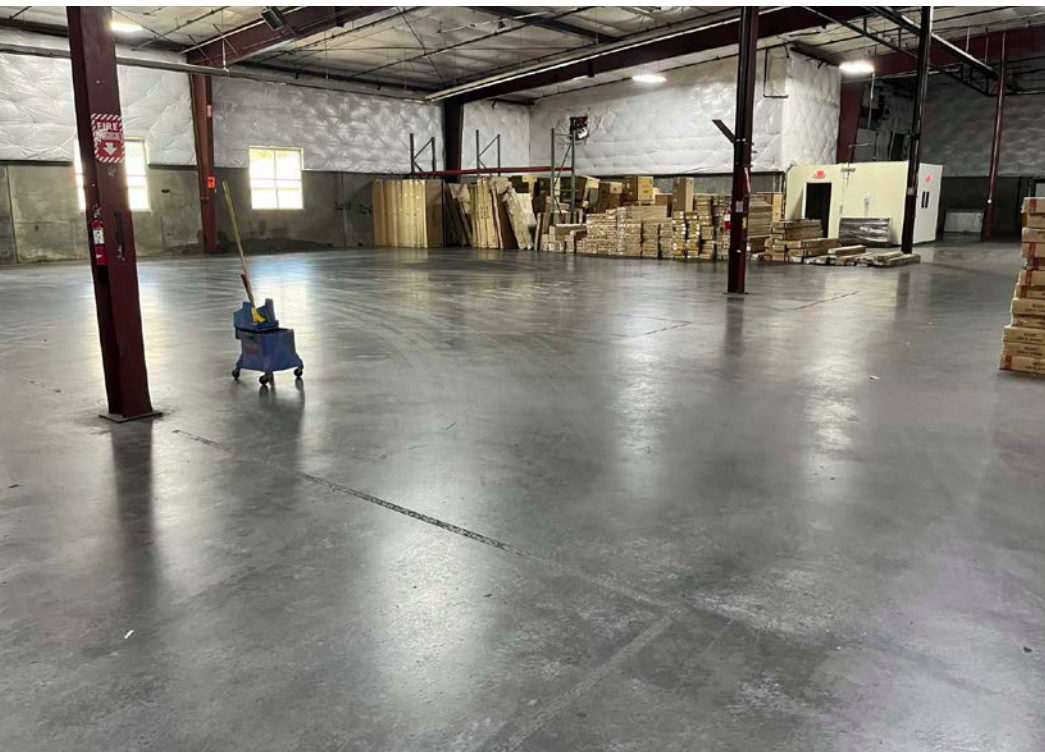
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BUILDING 4B | UPPER LEVEL



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THE PARK

3,181 VPD

E EUCLID AVE

N FLORA RD

5,632 VPD

BLDG 4B





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