

# TOK

COMMERCIAL

# 4228 E WELLESLEY

INDUSTRIAL/RETAIL SPACE FOR LEASE / SPOKANE, WA 99217



## CONTACT

**DREW ULRICK, SIOR**

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## HIGHLIGHTS

- Two-bay shop
- Fenced yard / secured lot
- Overhead gas heating
- Additional yard available
- Two (2) 12' x 14' overhead doors
- Functional industrial space suitable for a variety of users Convenient East Spokane

## DETAILS

SPACE	SIZE	RATE
4228 E Wellesley Ave	6,400 SF	\$6,500/Mo, NNN
Additional Yard	Up to 2 Acres	Contact Broker

### ADDITIONAL YARD SPACE AVAILABLE | CONTACT BROKER

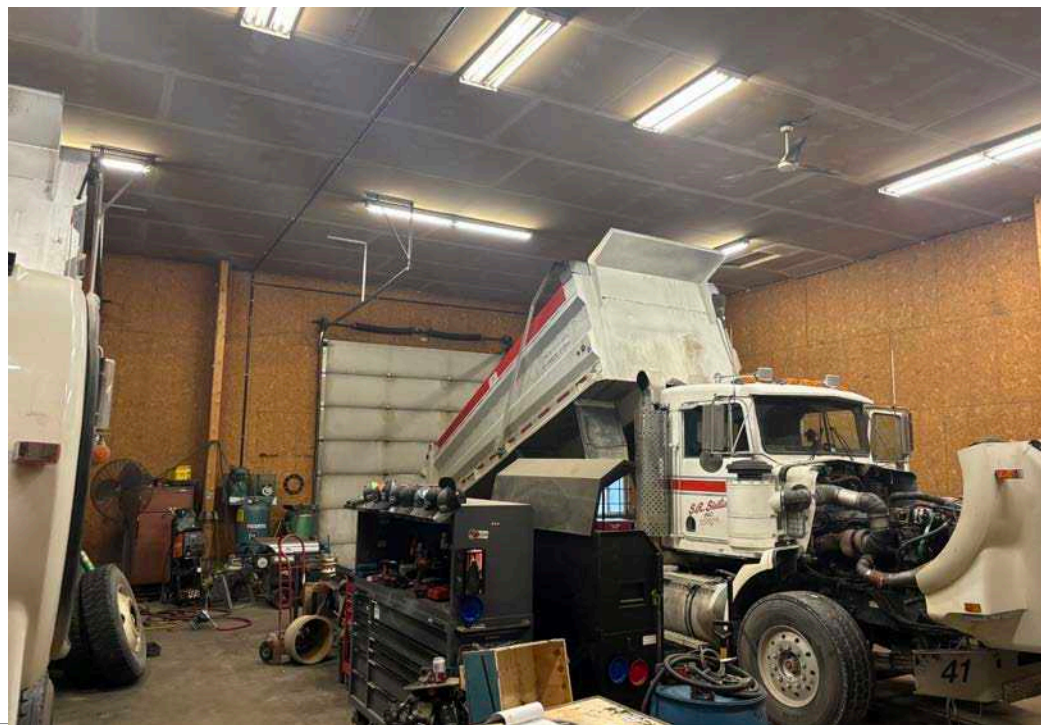
<b>BLDG TYPE</b>	Industrial	<b>CLEAR HEIGHT:</b>	12'x14'
<b>BLDG SIZE</b>	6,400 SF	<b>YEAR BUILT</b>	1995
<b>LOT SIZE</b>	32,697 SF	<b>ZONING</b>	LI
<b>PARKING</b>	Paved	<b>LEASE TYPE</b>	NNN
<b>GRADE DOORS</b>	(2)		

UPDATED: 1.30.2026

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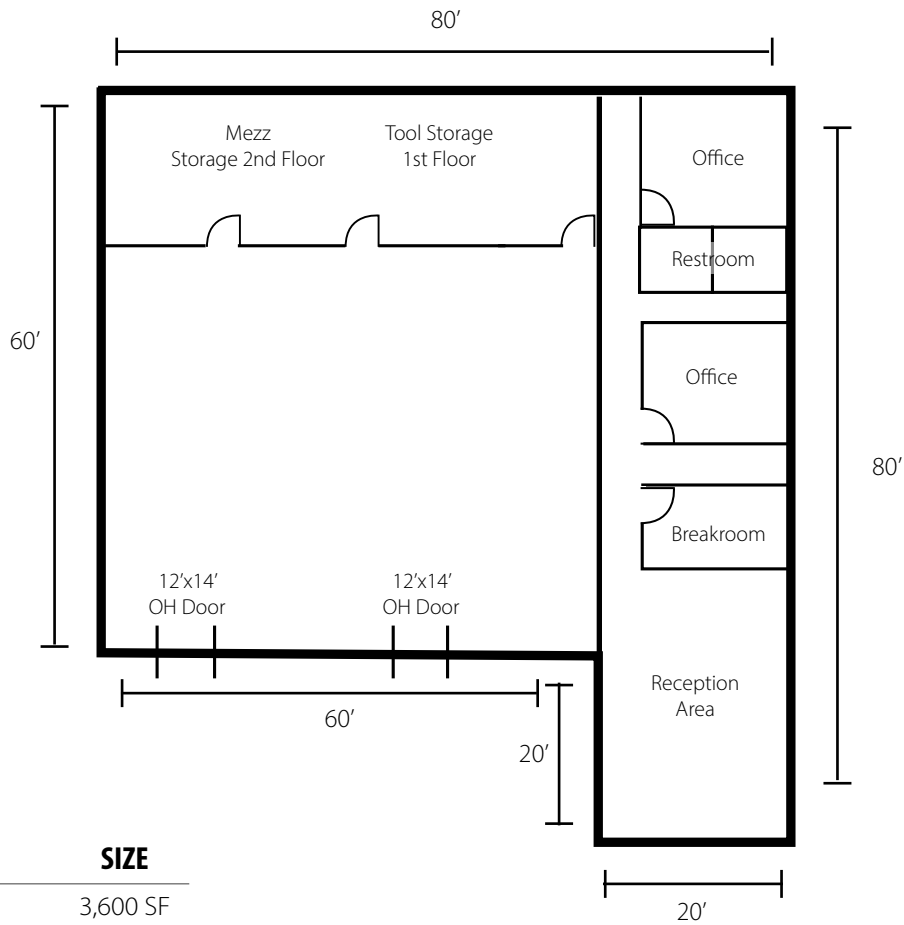
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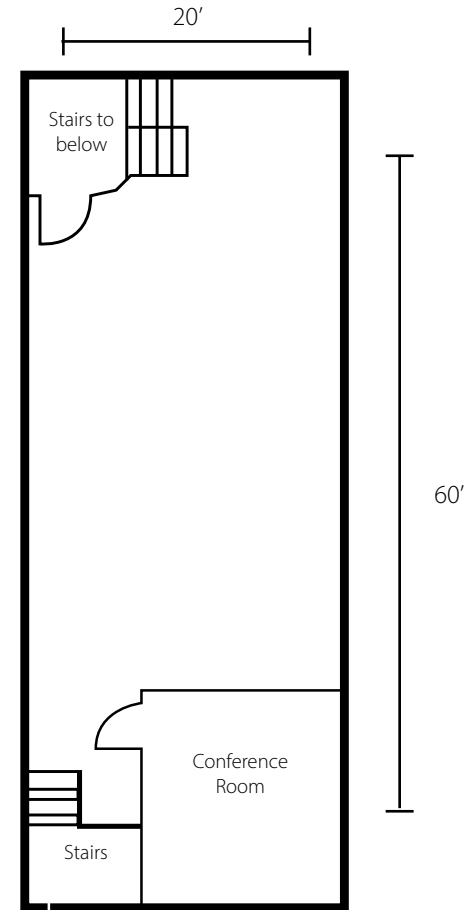


# FLOOR PLAN

## FIRST FLOOR



## SECOND FLOOR



SPACE	SIZE
Shop	3,600 SF
1st Story Office	1,600 SF
2nd Story Office	1,200 SF
<b>Total</b>	<b>6,400 SF</b>

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# SITE MAP

EASY ACCESS FROM MAIN ARTERIALS



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# AERIAL MAP CLOSE TO ALL SERVICES

**TOK**  
COMMERCIAL

**NORTH SPOKANE CORRIDOR**  
3 MIN DRIVE

**SITE**

15,055 VPD

1 MILE RADIUS



POPULATION  
**3,579**



TOTAL RETAIL EXPENDITURE  
**\$61.82M**



AVG. HOUSEHOLD INC.  
**\$78,668**

3 MILE RADIUS



POPULATION  
**70,586**



TOTAL RETAIL EXPENDITURE  
**\$1.31B**



AVG. HOUSEHOLD INC.  
**\$84,382**

5 MILE RADIUS



POPULATION  
**201,105**



TOTAL RETAIL EXPENDITURE  
**\$3.82B**



AVG. HOUSEHOLD INC.  
**\$88,954**

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