

# FOR SUBLEASE

the budget  
mom | ibm

## WAREHOUSE / OFFICE FOR SUBLEASE

**3808 N. Sullivan Rd. Bldg #10-N  
Spokane Valley, WA 99216**

<b>LOCATION:</b>	Located in Building 10 at the Spokane Industrial Park just east of Sullivan between I-90 and Trent Ave.		
<b>SITE:</b>	A portion of the multi-tenanted Spokane Industrial Park		
<b>ZONING:</b>	City of Spokane Valley, I, Industrial		
<b>IMPROVEMENTS:</b>	Total Area:	±6,000 SF	
	Office/Showroom Area:	±600 SF	
	Whse Area:	±5,400 SF	
	Heat:	Office: Electric in wall heaters	Whse: gas fired unit heater
	Sewer & Water:	Spokane Industrial Park	
	Clear Height:	±16'10"	
	Loading:	One (1) 14' W x 12' H dock high overhead door	
	Power:	200 amp, 120/208 volt, 3 phase	
	Sprinklered:	Yes, ESFR	
	Column Spacing:	20' x 20'	
	Age:	1942	
<b>SUBLEASE PRICE:</b>	\$3,819/Mo/Modified Gross with 3% annual increases beginning March 1, 2027.		

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

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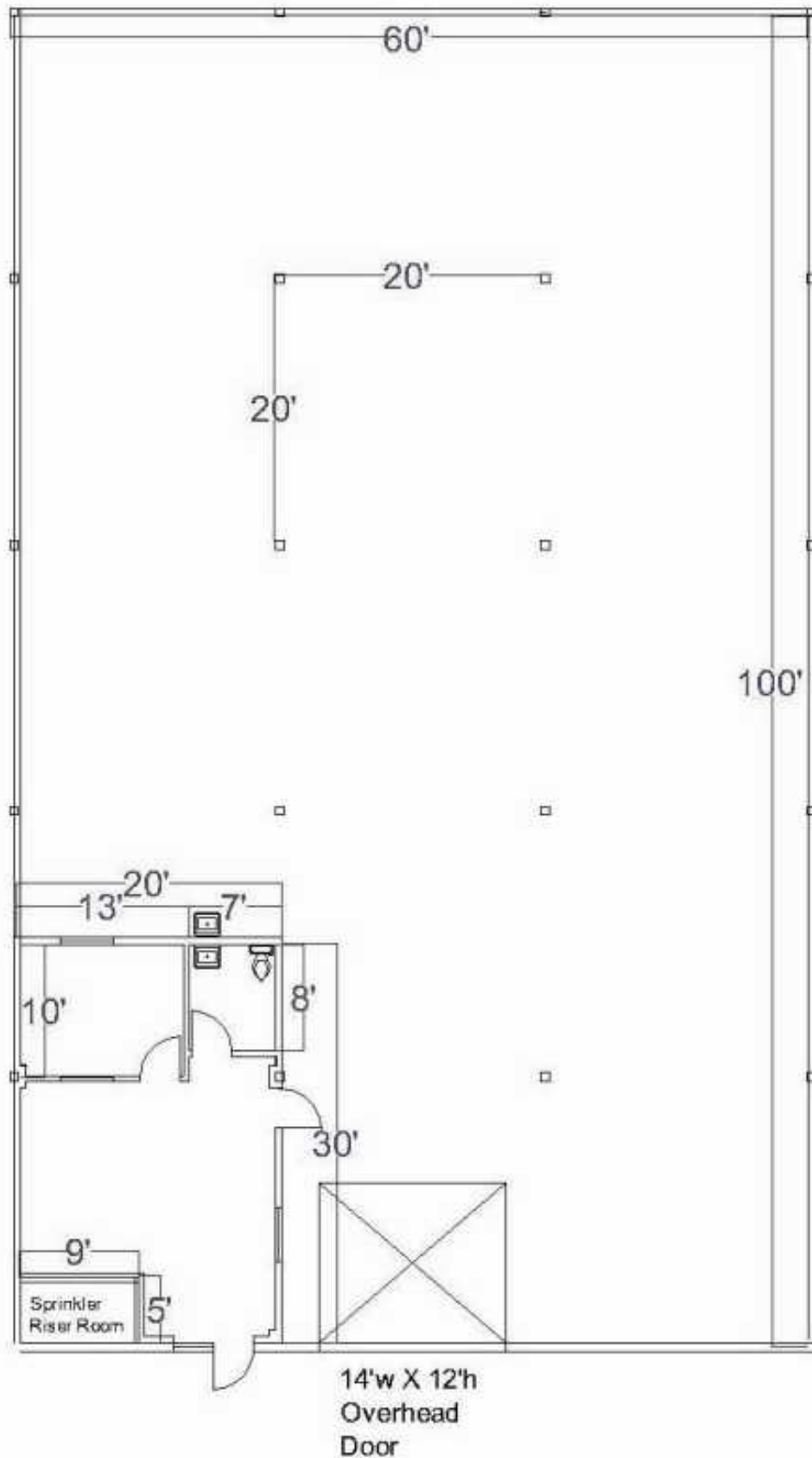
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# FLOOR PLAN

3808 N. Sullivan Bldg #10-N  
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# PHOTOS

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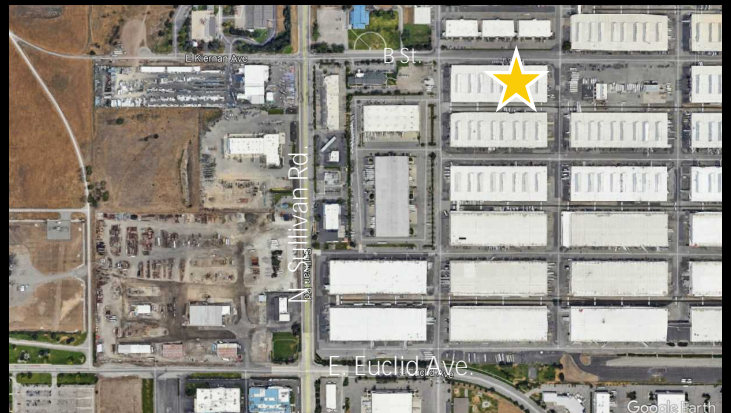
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