



**3808 N. SULLIVAN
BUILDING 35, SUITE E
13,866 SQUARE FEET**

PROPERTY FEATURES

BUILDING SITE: Grade Level

SQUARE FOOTAGE: 13,866 SF

OFFICE AREA: 1,975 SF

CLEAR HEIGHT: 28'

POST CONFIGURATION: 40' X 43'

HEAT • WAREHOUSE: Gas Forced Air
OFFICE: A/C & Electric

OVERHEAD DOORS: 1 - Grade Level
4 - Dock High

LIGHTING: LED

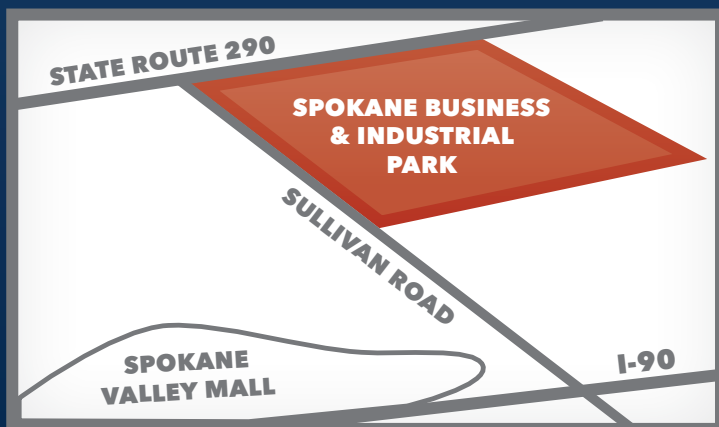
ELECTRICAL: 200 amp; 480 volt; 3 phase

TYPE OF LEASE: NNN

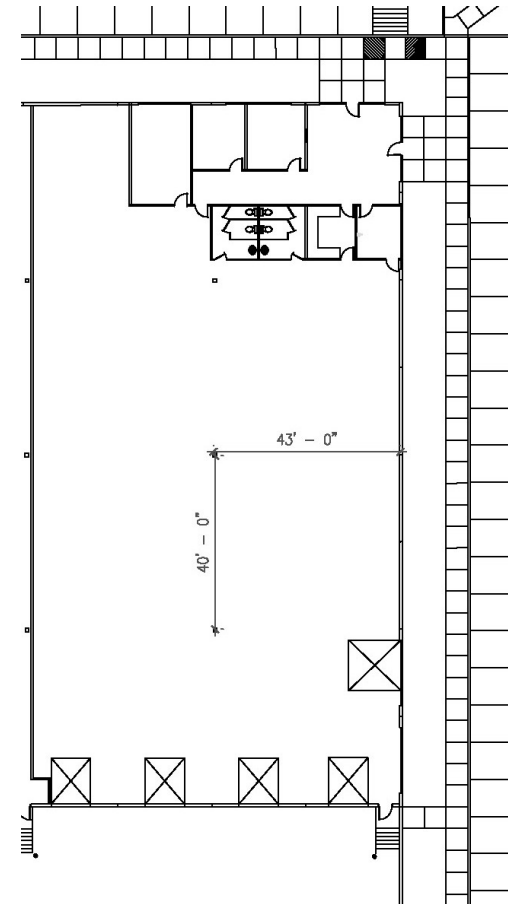
TERM: 5 - 10 Years

RATE \$0.79 PSF/MO NNN

WITH ANNUAL INFLATIONARY INCREASES



BUILDING LAYOUT



KEY FEATURES



20 Minute Drive
to Spokane
International Airport

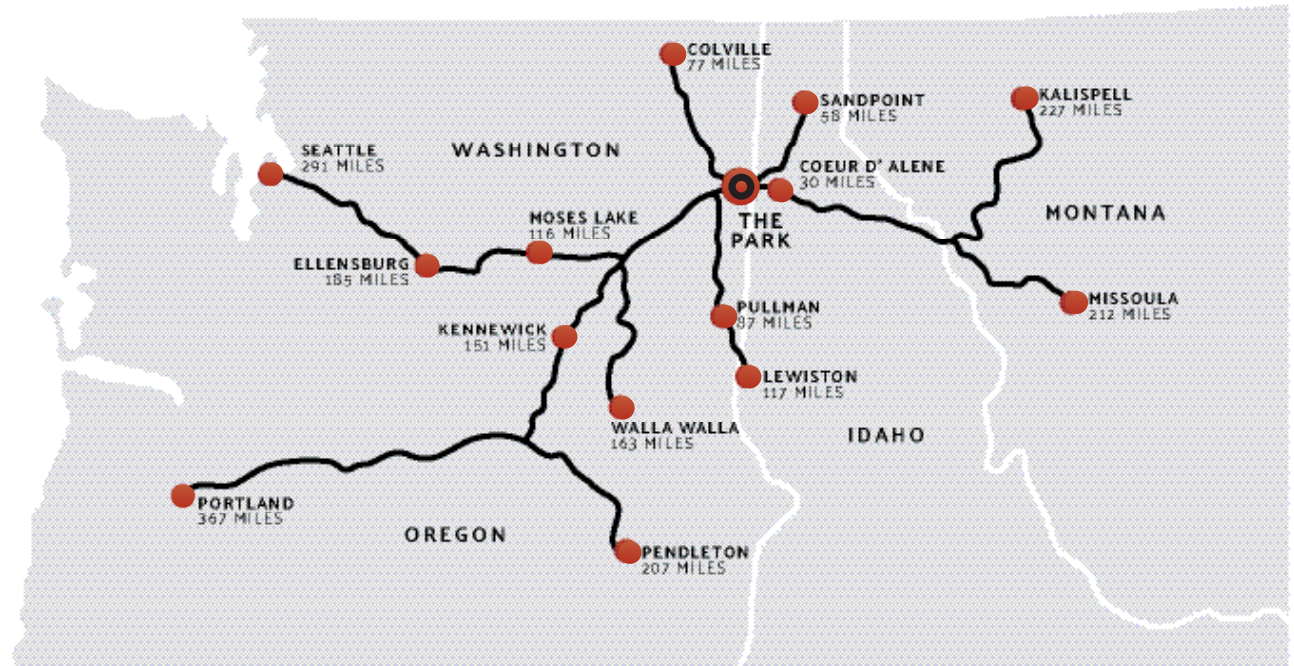


Easy I-90 and
SR 290 Access



On Spokane Transit
System Bus Route

- ✓ Rail served by BNSF and UP
- ✓ Most competitive industrial lease rates in the Inland NW
- ✓ After-hours security
- ✓ On-site management and maintenance team
- ✓ 1.5 miles to I-90



The Park is the region's largest employment center with over 120 resident companies employing more than 4,500 people. Over 4.5 million square feet of space rank The Park as one of the largest business and industrial parks in the country.

Our team of management professionals stands ready to provide all the information and planning assistance required for your company's relocation or expansion into the region's premier business and industrial park. The Park provides the most flexible and valuable leasing options available and has the resources to customize any one of our spaces to suit your needs.

Owned and operated by:

Full Brokerage Commission Paid to Procuring Broker

This property offering contains selected information pertaining to the property (Spokane Business & Industrial Park), but such information shall not be deemed a complete, all-inclusive, or unchanged representation since the date of preparation. No warranty as to the accuracy or completeness is expressed or implied by the Owner. The prospective lessee should verify each item of information and have the same reviewed by his/her advisor and/or legal counsel. This summary is intended solely for your own limited use in considering whether to pursue negotiations to lease the property.