



**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:** High-bay LED

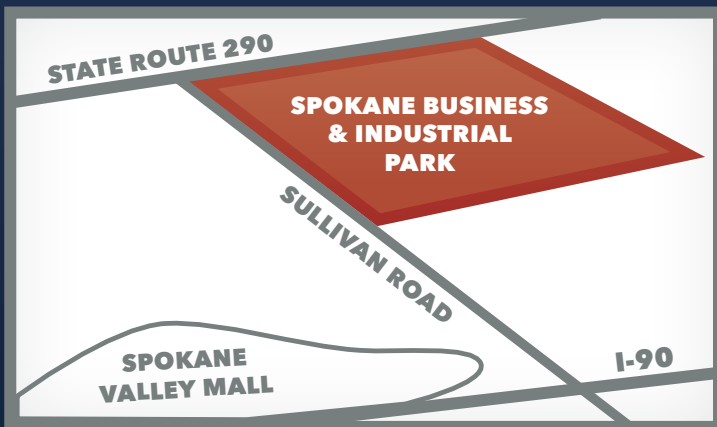
**ELECTRICAL:** 200 amp; 480 volt; 3 phase

**TYPE OF LEASE:** NNN

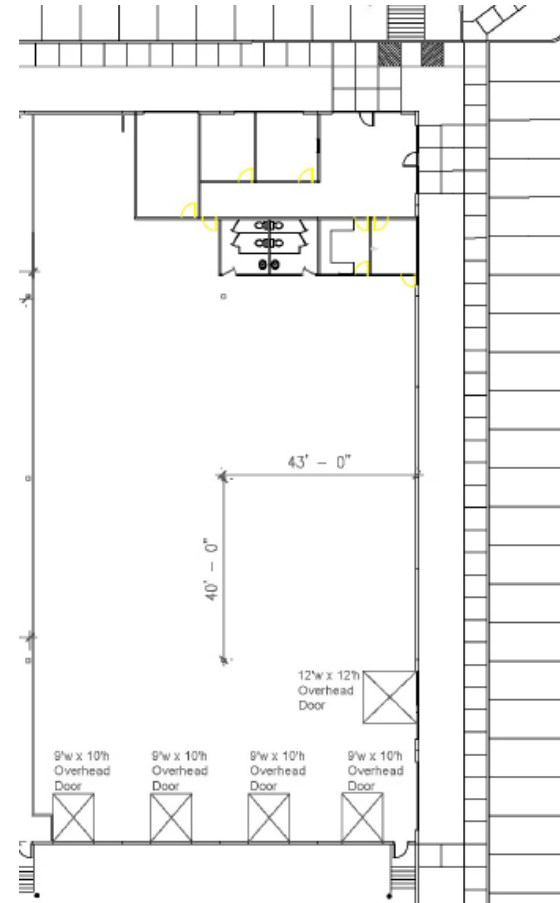
**TERM:** 5 - 10 Years

**RATE \$0.65 PSF/MO NNN**

**WITH ANNUAL INFLATIONARY INCREASES**



# BUILDING LAYOUT



# KEY FEATURES



20 Minute Drive  
to Spokane  
International Airport



Easy 1-90 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.

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Full Brokerage Commission Paid to Procuring Broker

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