

For Sublease
Industrial

NAIBlack



3808 North Sullivan Road Building 35

Spokane Valley, Washington 99216

Property Description

Space Available: 13,866± SF

- Office: 1,975± SF

Clear Height: 28'

4 Dock High Doors

1 Grade Level Door

Post Configuration: 40' X 43'

Heating:

- Warehouse: Gas Forced Air
- Office: A/C & Electric

Electrical: 200 amp, 480 volt, 3-phase

Lighting: High-bay LED

Master Lease Expires November 30, 2026

Sublease Rate: \$0.70 SF/month (NNN)



For more information

Drew Ulrick, SIOR

O: 509 622 3562

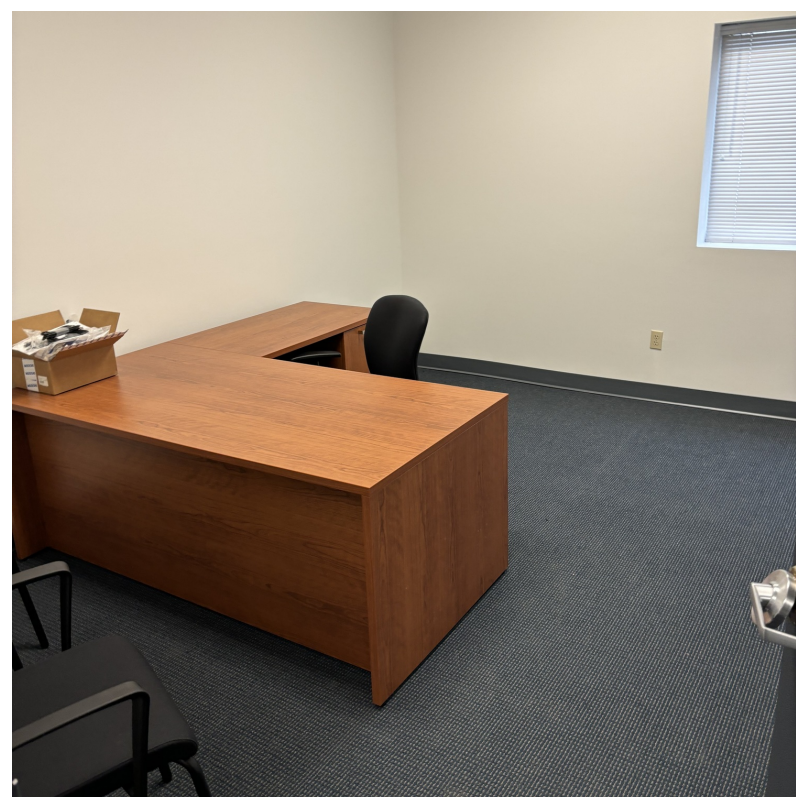
dulrick@naiblack.com

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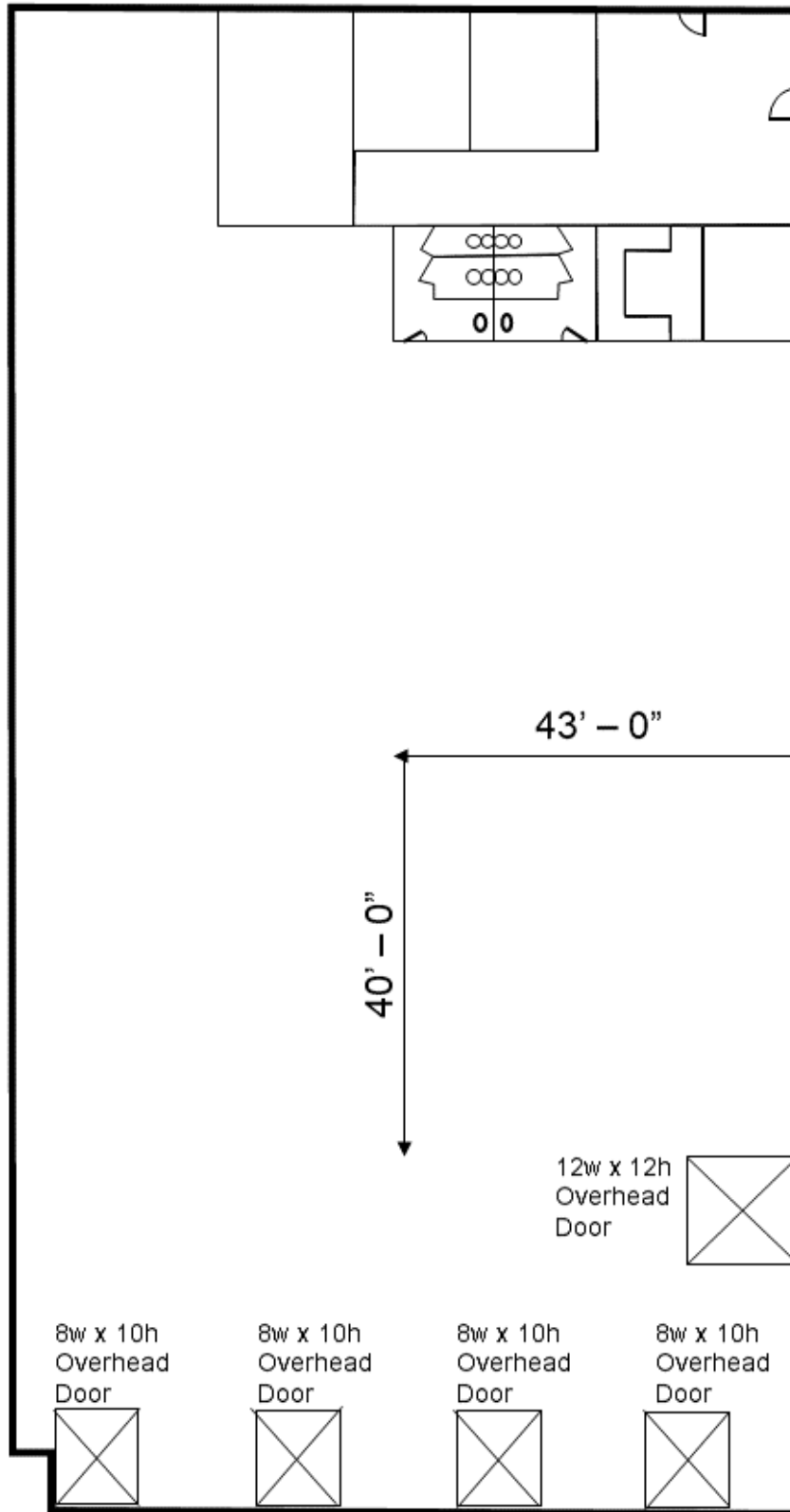
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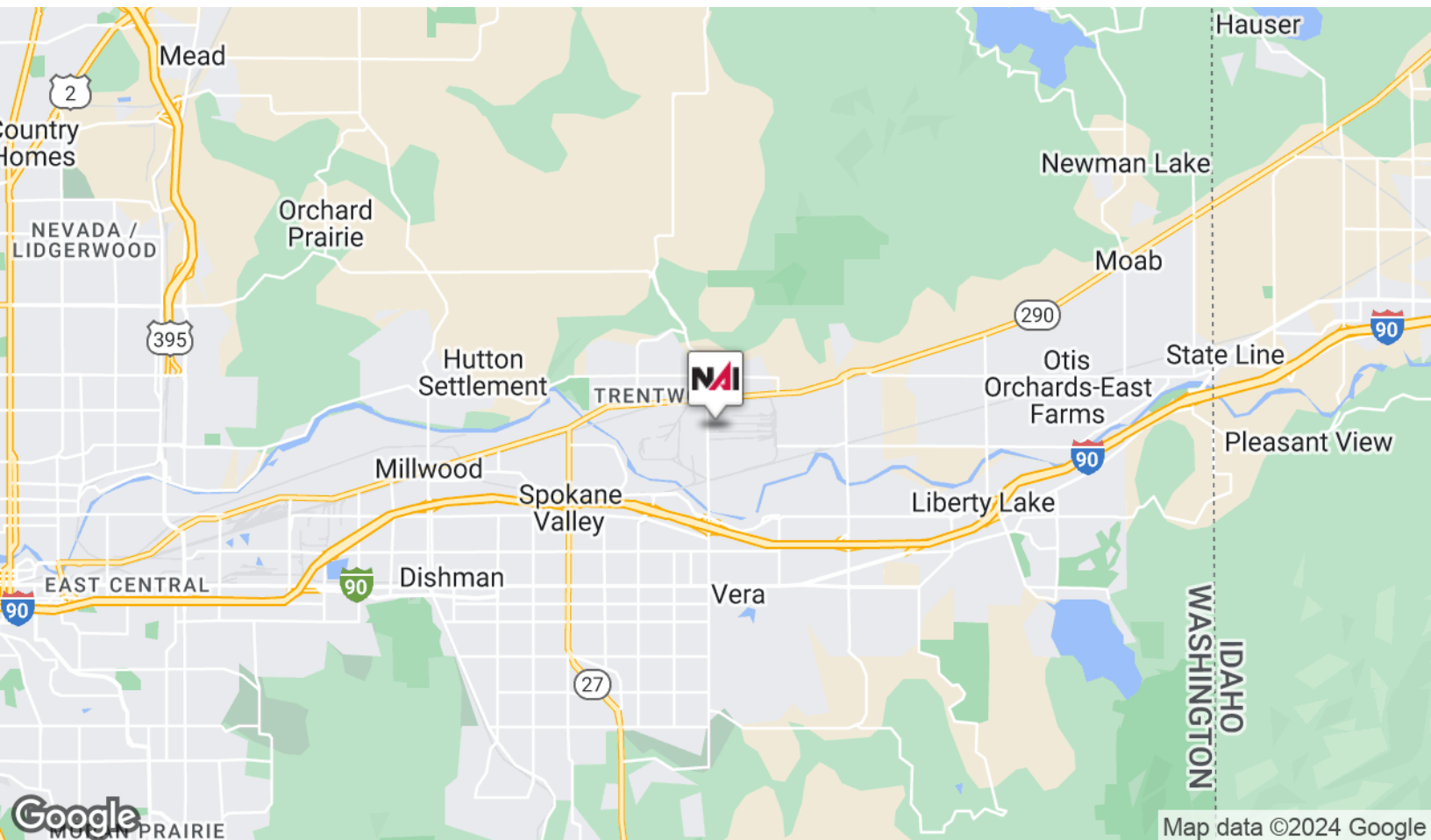
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,374	38,671	103,754
Average Age	43.0	39.3	39.4
Average Age (Male)	45.2	37.3	37.3
Average Age (Female)	41.4	41.8	41.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	617	18,181	45,071
# of Persons per HH	2.2	2.1	2.3
Average HH Income	\$64,654	\$60,078	\$73,571
Average House Value	\$265,729	\$207,954	\$237,068

* Demographic data derived from 2020 ACS - US Census

