

FOR SUBLEASE

the budget mom | ibm

WAREHOUSE / OFFICE FOR SUBLEASE

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

- LOCATION:** Located in Building 10 at the Spokane Industrial Park just east of Sullivan between I-90 and Trent Ave.
- SITE:** A portion of the multi-tenanted Spokane Industrial Park
- ZONING:** City of Spokane Valley, I, Industrial
- IMPROVEMENTS:**
- | | |
|-----------------------|---|
| 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 |
- SUBLEASE PRICE:** \$3,819/Mo/Modified Gross with 3% annual increases beginning March 1, 2027.
Sublease through February 28, 2029

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

Mark Lucas, SIOR |
509.755.7524
mlucas@kiemlehagood.com

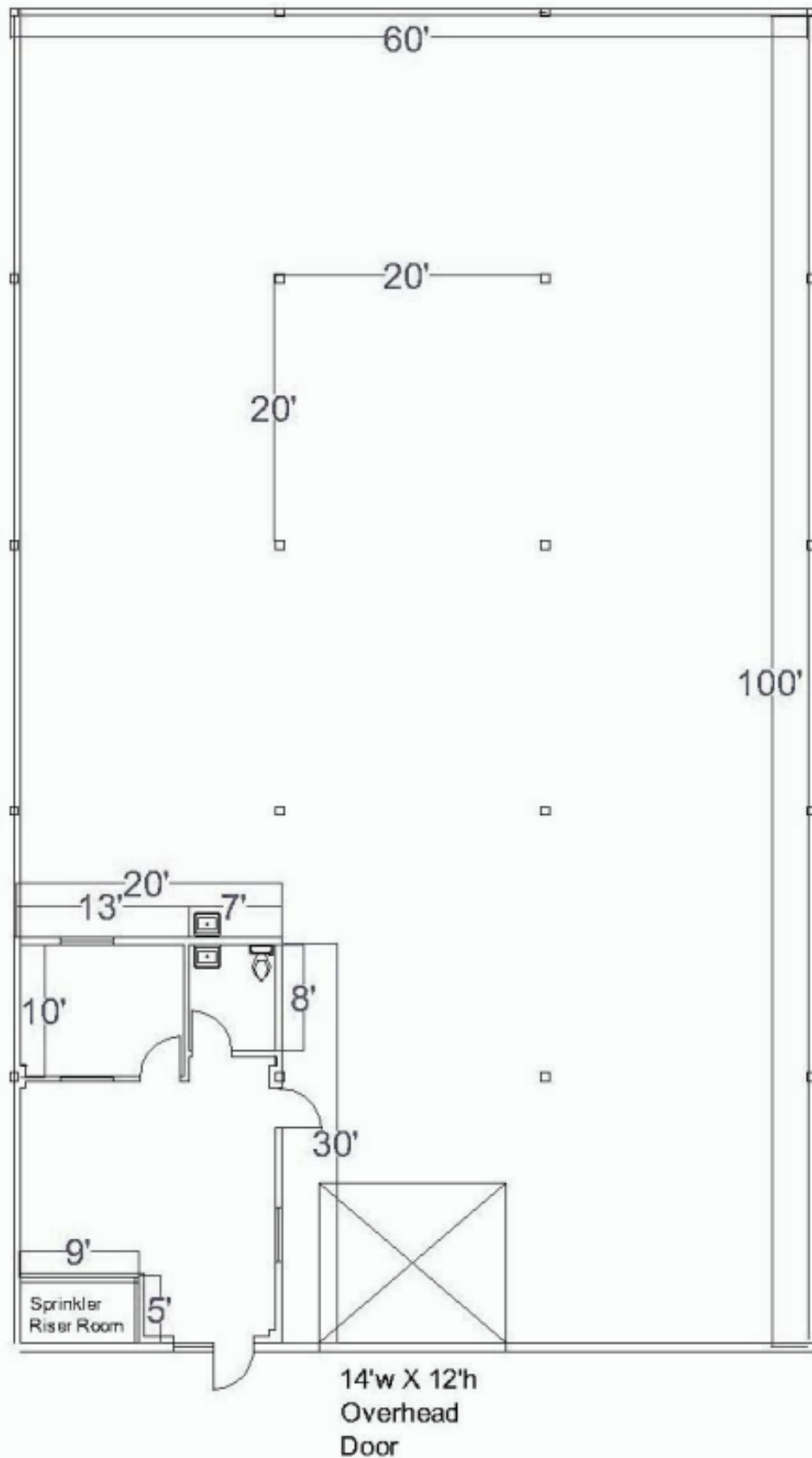
Tracy Lucas |
509.755.7558
tracyl@kiemlehagood.com

**KIEMLE
HAGOOD**

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 03/30/2026 J:\BROKERS\LUCAS DOCS\FLYERS\Sullivan N 3808 #10-N.PUB

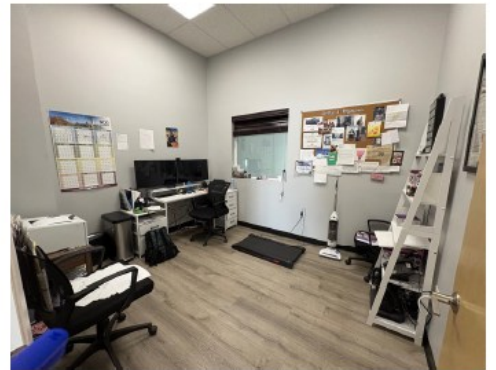
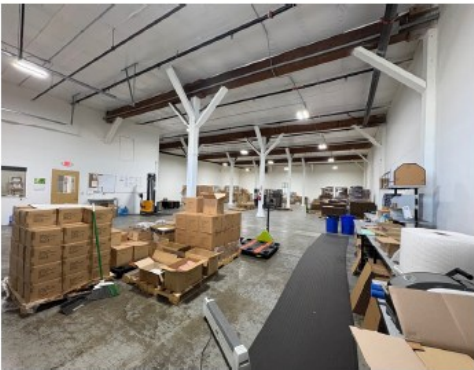
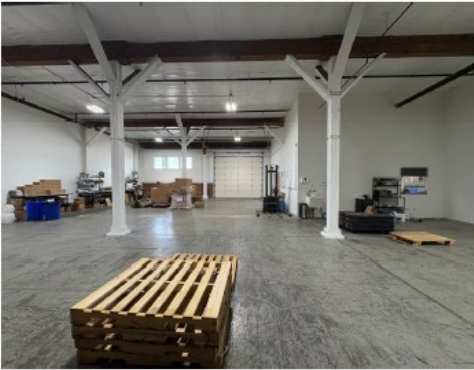
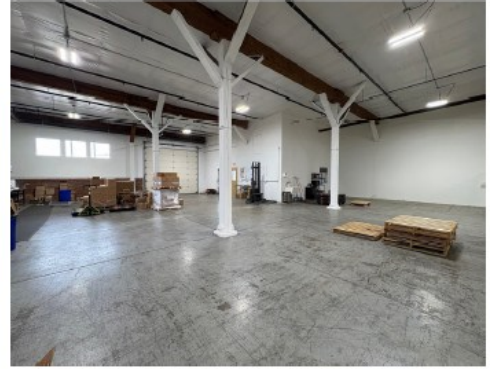
FLOOR PLAN

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



PHOTOS

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



Mark Lucas, SIOR |
509.755.7524
mlucas@kiemlehagood.com

Tracy Lucas |
509.755.7558
tracyl@kiemlehagood.com

**KIEMLE
HAGOOD**

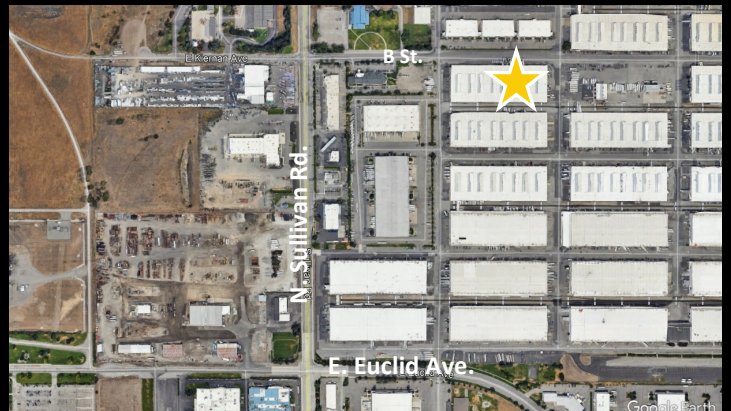
3808 N. Sullivan Rd., Bldg #10-N, Spokane Valley, WA 99216



Tracy Lucas |
509.755.7558
tracyl@kiemlehagood.com

Mark Lucas, SIOR |
509.755.7524
mlucas@kiemlehagood.com

**KIEMLE
HAGOOD** 601 W. Main Avenue, Suite 400
Spokane, WA 99201



Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.