

TOK

COMMERCIAL

4228 E WELLESLEY

INDUSTRIAL/RETAIL SPACE FOR LEASE / SPOKANE, WA 99217



CONTACT

DREW ULRICK, SIOR

509.606.5055

drew@tokcommercial.com

HIGHLIGHTS

- Two-bay shop
- Fenced yard / secured lot
- Overhead gas heating
- Additional yard available
- Two (2) 12' x 14' overhead doors
- Functional industrial space suitable for a variety of users Convenient East Spokane

DETAILS

SPACE	SIZE	RATE
4228 E Wellesley Ave	6,400 SF	\$6,500/Mo, NNN
Additional Yard	Up to 2 Acres	Contact Broker

ADDITIONAL YARD SPACE AVAILABLE | CONTACT BROKER

BLDG TYPE	Industrial	CLEAR HEIGHT:	12'x14'
BLDG SIZE	6,400 SF	YEAR BUILT	1995
LOT SIZE	32,697 SF	ZONING	LI
PARKING	Paved	LEASE TYPE	NNN
GRADE DOORS	(2)		

UPDATED: 1.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

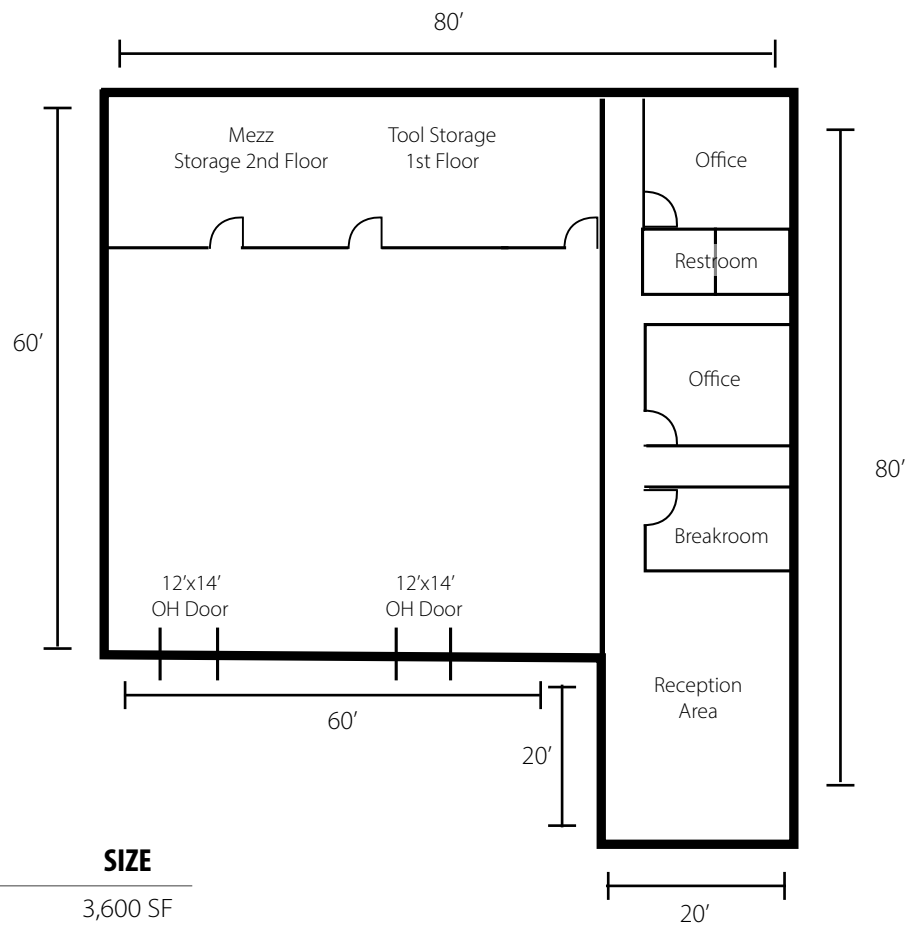
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

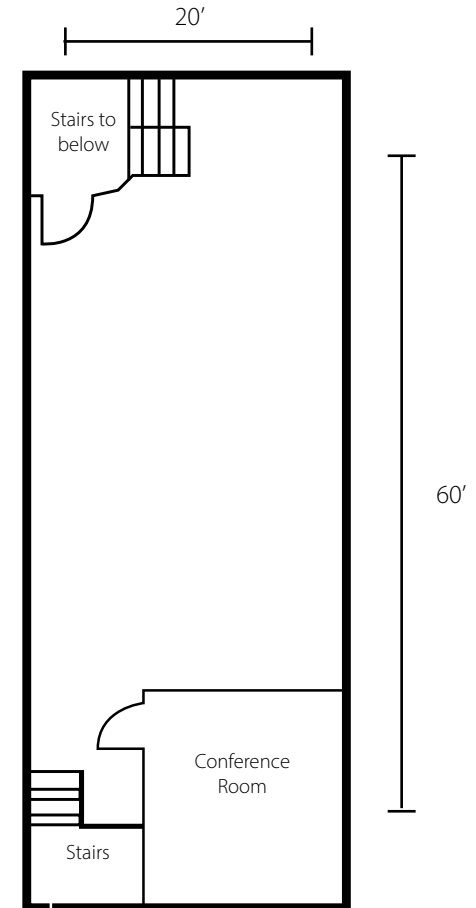


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



SPACE	SIZE
Shop	3,600 SF
1st Story Office	1,600 SF
2nd Story Office	1,200 SF
Total	6,400 SF

UPDATED: 1.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

SITE MAP

EASY ACCESS FROM MAIN ARTERIALS

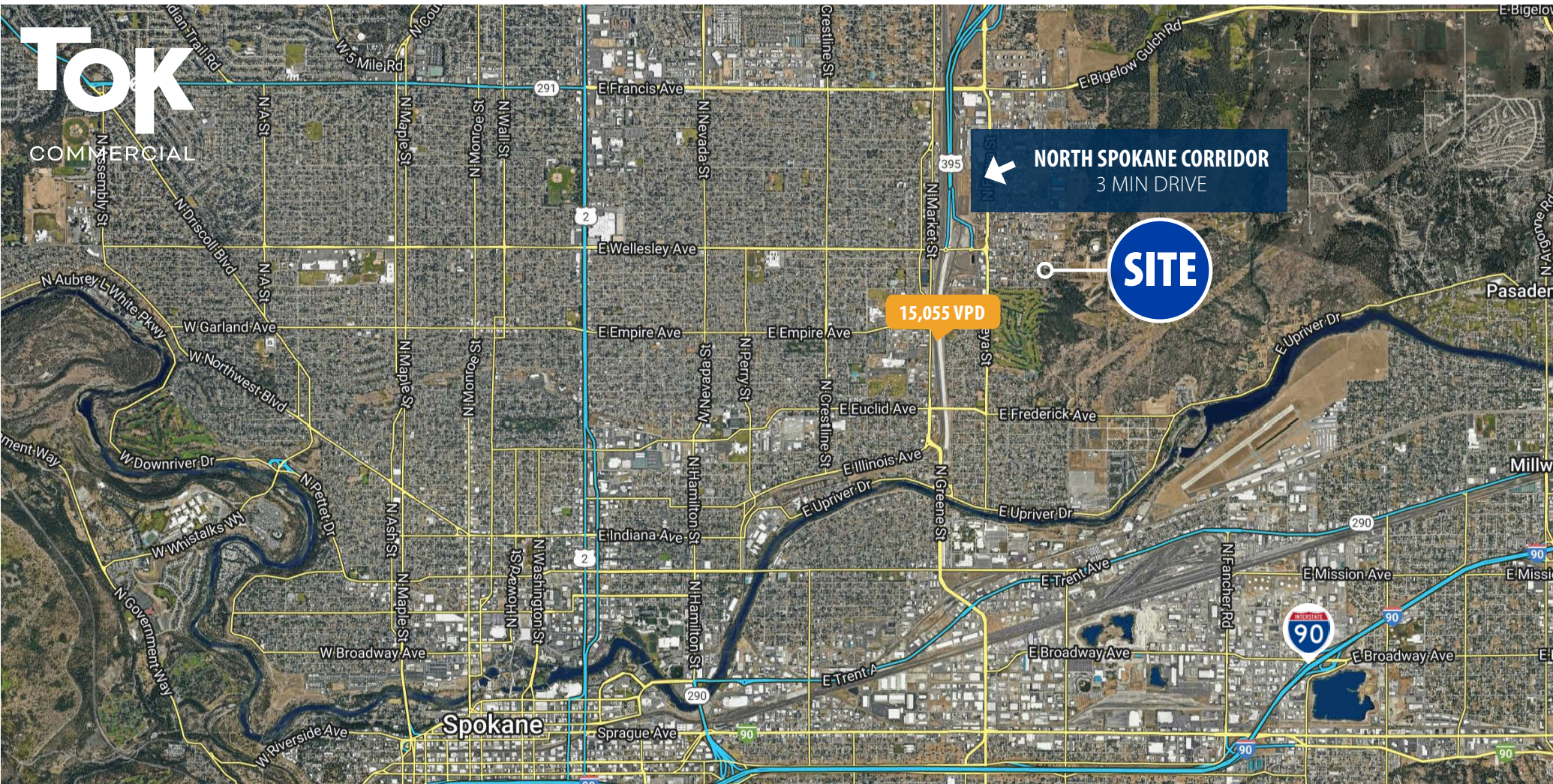


UPDATED: 1.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

AERIAL MAP CLOSE TO ALL SERVICES



1 MILE RADIUS



POPULATION
3,579



TOTAL RETAIL EXPENDITURE
\$61.82M



AVG. HOUSEHOLD INC.
\$78,668

3 MILE RADIUS



POPULATION
70,586



TOTAL RETAIL EXPENDITURE
\$1.31B



AVG. HOUSEHOLD INC.
\$84,382

5 MILE RADIUS



POPULATION
201,105



TOTAL RETAIL EXPENDITURE
\$3.82B



AVG. HOUSEHOLD INC.
\$88,954

UPDATED: 1.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.