

INDUSTRIAL SPACE FOR SUBLEASE
— **15909 E MARIETTA AVE** —
SPOKANE VALLEY, WASHINGTON 99216



DREW ULRICK, SIOR
509.435.5866
drew@tokcommercial.com



DETAILS

SUBMARKET	Spokane	ZONING	I-2
BLDG TYPE	Industrial	CLEAR HEIGHT	28'
BLDG SIZE	111,141 SF	GRADE LEVEL	1
LEASE TYPE	NNN	DOCK HIGH	2
EST. NNNS	\$0.22	POWER	3 Phase

AVAILABLE SPACE

SUBLEASE UNIT:	SIZE:	RATE:
TOTAL SPACE	7,420 SF	\$8,640/Mo, NNN
OFFICE	1,475 SF	
WAREHOUSE	5,945 SF	

HIGHLIGHTS

- Functional office and warehouse layout with built-in office space
- Two dock-high doors and one grade-level door
- Efficient loading capabilities for distribution or light industrial use
- Well-suited for a variety of industrial users
- Sublease expiration date 09-30-2027 (extended term available with LL)



FLOOR PLAN

TOTAL BUILDING	7,420 SF
OFFICE	1,475 SF
WAREHOUSE	5,945 SF





15909 E MARIETTA AVE

7,420 SF

(1) DOCK HIGH DOOR

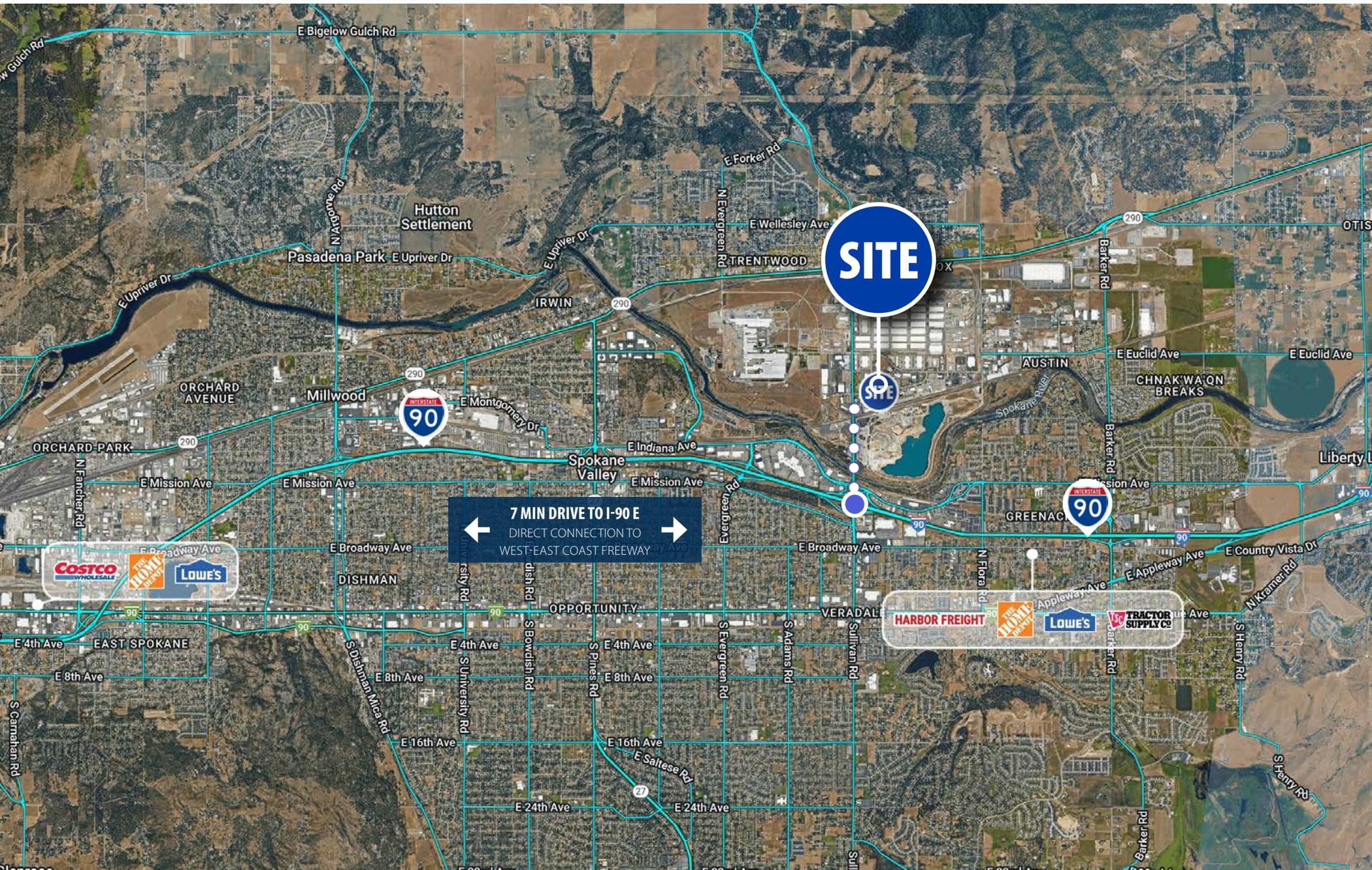
(1) GRADE LEVEL DOOR



Rear View Door



— **15909 E MARIETTA AVE** —
LOCATED ALONG MAIN SPOKANE CORRIDOR



SITE

7 MIN DRIVE TO I-90 E
DIRECT CONNECTION TO
WEST-EAST COAST FREEWAY

COSTCO WHOLESALE
THE HOME DEPOT
LOWE'S

HARBOR FREIGHT
THE HOME DEPOT
LOWE'S
TRACTOR SUPPLY CO.