



COMMERCIAL

# 4228 E WELLESLEY

INDUSTRIAL/RETAIL SPACE FOR LEASE / SPOKANE, WA 99217



## CONTACT

**DREW ULRICK, SIOR**

509.606.5055

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## 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

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

UPDATED: 1.30.2026

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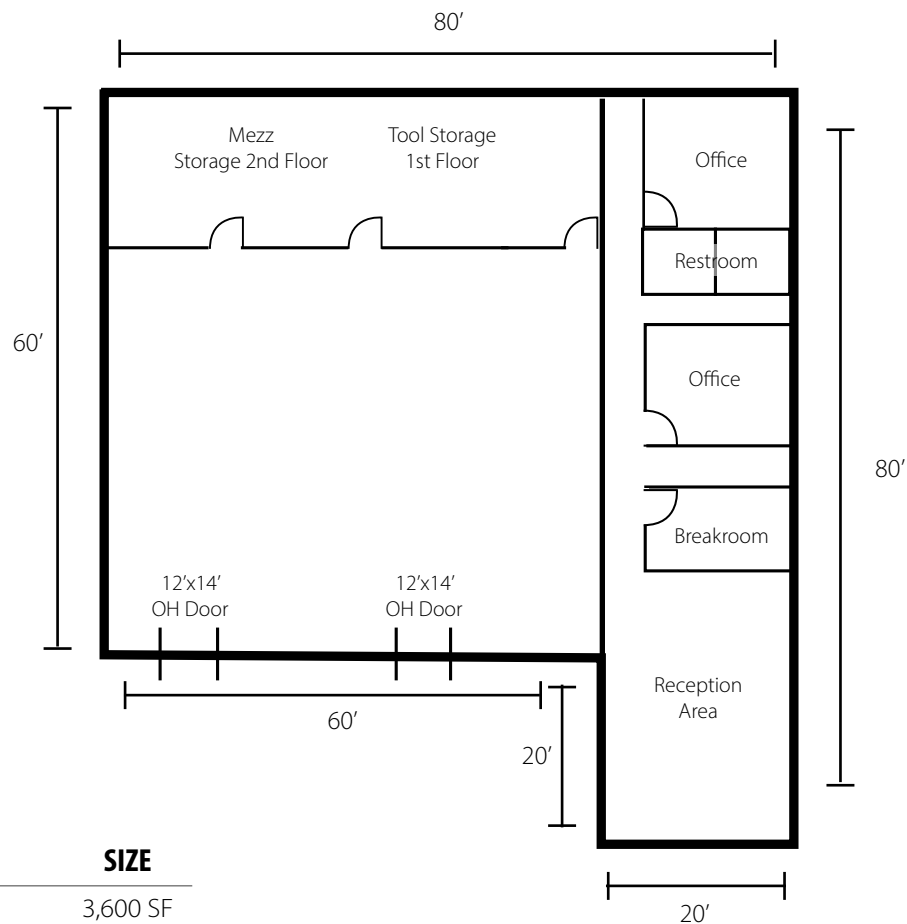
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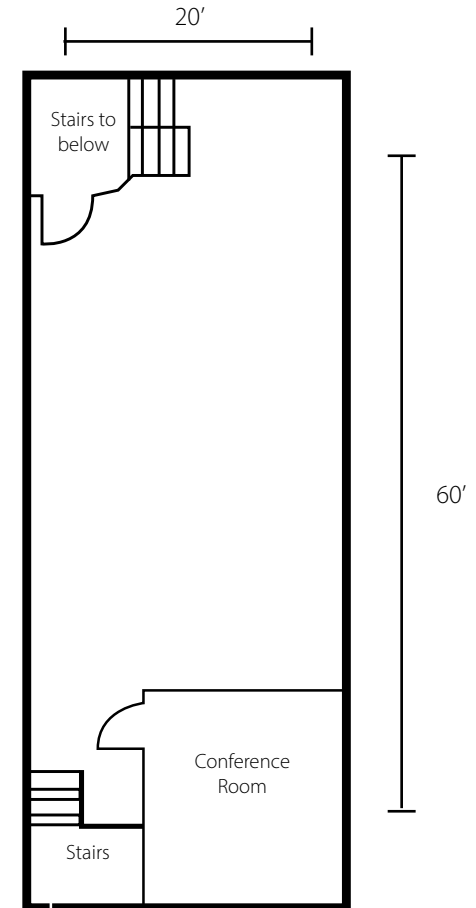


# FLOOR PLAN

## 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 |

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# SITE MAP

EASY ACCESS FROM MAIN ARTERIALS



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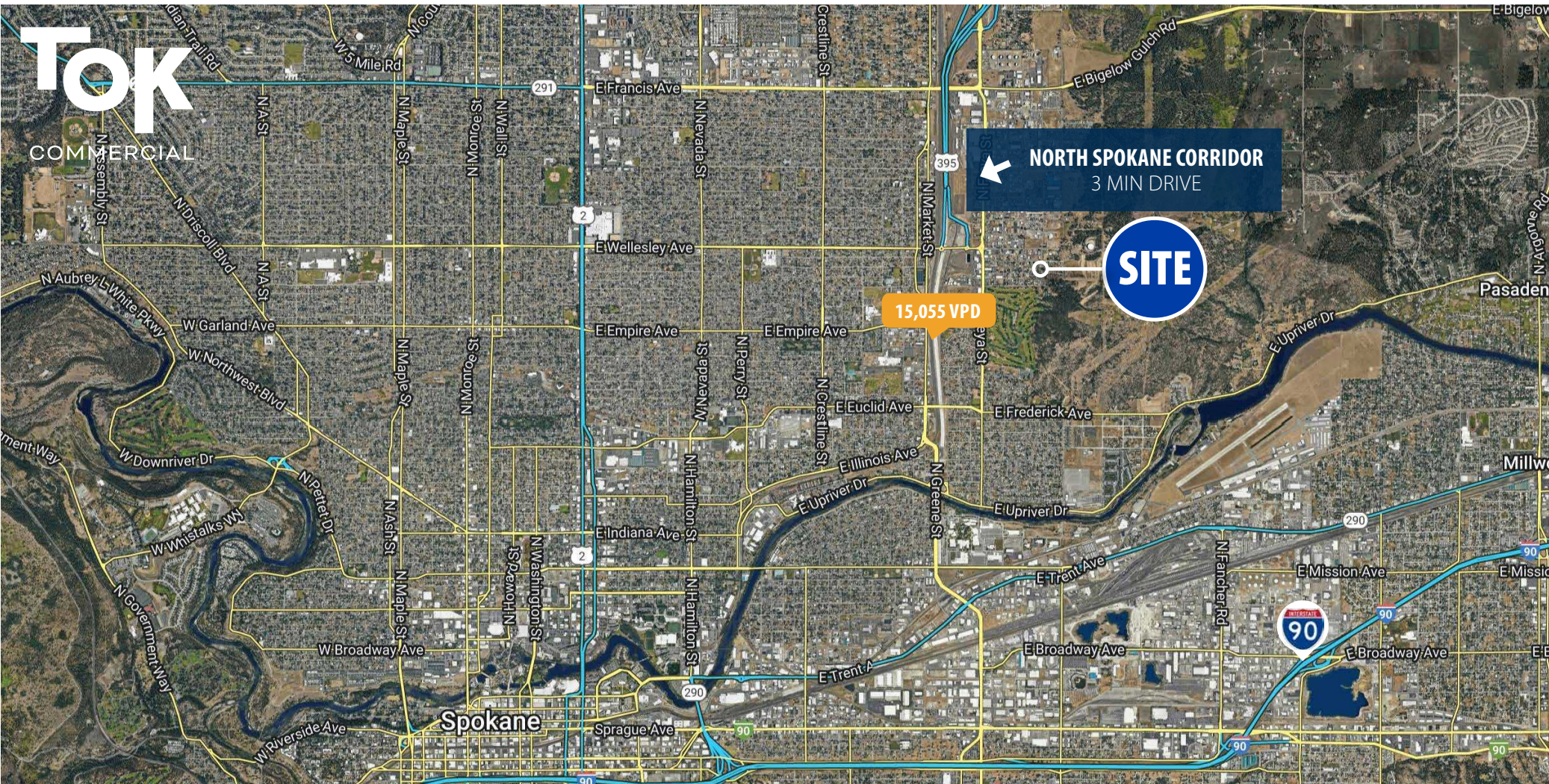
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# AERIAL MAP

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**

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