



FOR LEASE DESIGN AIR INDUSTRIAL BUILDING



**801 NORTH CENTRAL AVENUE
KENT, WASHINGTON 98032**

Building Size:

- 9,755 Total Square Feet
- 6,375 Square Feet Warehouse
- 3,380 Square Feet Office

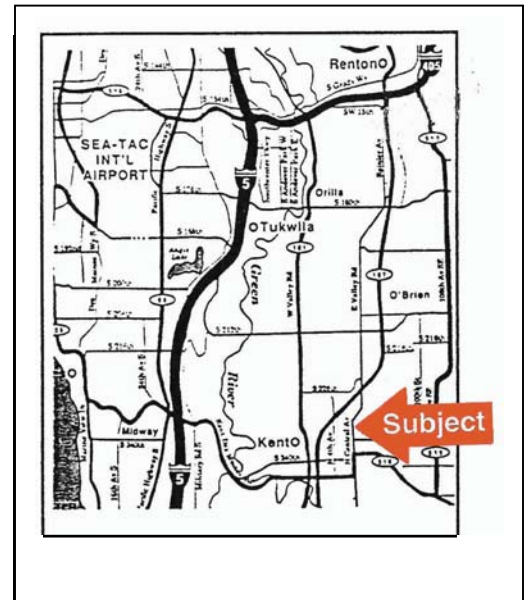
Vicinity Map:

Building Features:

- 4 Grade Level Truck Doors
- 14' 6" Ceiling Clearance
- Abundant Parking
- 25,410 SF of Fenced Yard
- Excellent Freeway Access to I-5, SR-167 and Highway 405

Exclusive Leasing Agent:

**Eric Scott Mitchell
(206) 575-9394 or (425) 746-7777**



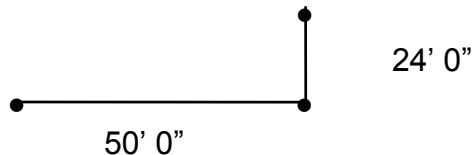
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DESIGN AIR INDUSTRIAL BUILDING
801 NORTH CENTRAL AVENUE
KENT, WASHINGTON**

AREA UNDER ROOF	9,755 SF	RENT PER MONTH	\$5,760.00 NNN
FOOT PRINT SHELL WAREHOUSE AREA	8,000 SF 6,375 SF	RENT PER SF PER MONTH	\$0.35 Shell NNN \$0.50 Office NNN \$0.05 Yard
OFFICE AREA	3,380 SF Total 1,625 SF 1 st Floor 1,755 SF 2 nd Floor	NET/GROSS PER SF PER MONTH	\$0.137 NNN or \$1,335.00 per mo.
LOT SIZE AND DIMENSIONS	41,002 SF .94 Acres	SALES PRICE	N/A
PARKING TO THE BUILDING	15 Spaces	AVAILABLE	30 Day Notice
ELECTRICAL POWER	120/208 100 Amps 240 Volts 300 Amps 3 Phase	MEZZANINE STORAGE	154 SF mezzanine shop Office with a 81SF Shop Restroom
MIN-MAX TRUSS HT.	14' 6"	YARD SPACE	25,410 SF of Fenced Yard
LOADING DOORS	4 Grade Level	ZONING	M-2 Industrial
SPRINKLERS	N/A	LISTING SALESMAN	Eric Scott Mitchell
TOTAL BUILDING TOTAL PROJECT	9,755 SF	OFFICE	(206) 575-9394 or (425) 746-7777

USABLE WAREHOUSE: 6,375 Square Feet

Depth: 160' 0"
Width: 50' 0"

COLUMN SPACING: 50' 0" x 24' 0" (Clear Span)



3 GRADE LEVEL: (12' 0" Wide x 12' 6" High)
1 GRADE LEVEL: (11' 6" Wide x 13' 6" High)

➤ Truck Maneuvering: 48' 0" to the curb from the grade level loading doors.