



# FOR SUBLEASE FOSTORIA INDUSTRIAL PARK



**4439 SOUTH 134<sup>th</sup> PLACE, BUILDING E  
TUKWILA, WASHINGTON**

Building Size:

Vicinity Map:

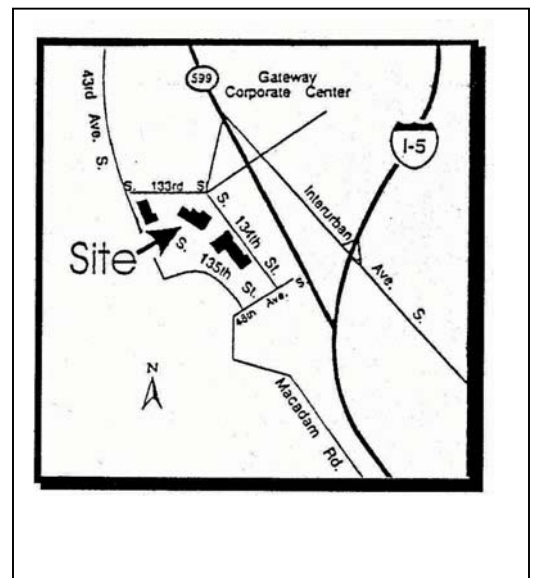
- 14,713 Square Feet Total
- 9,497 Square Feet Warehouse
- 5,216 Square Feet Office

Building Features:

- 2 Dock High Truck Doors
- 20' 0" Ceiling Clearance
- Abundant Parking
- Excellent Freeway Access to I-5, SR-167 & Highway 99

*Exclusive Leasing Agent:*

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



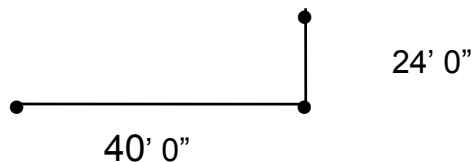
**FOR SUBLEASE  
 FOSTORIA INDUSTRIAL PARK  
 4439 SOUTH 134<sup>th</sup> PLACE, BUILDING E  
 TUKWILA, WASHINGTON**

<b>AREA UNDER ROOF</b>	14,713 SF	<b>RENT PER MONTH</b>	\$8,000.00 NNN
<b>WAREHOUSE AREA</b>	9,497 SF	<b>RENT PER SF PER MONTH</b>	\$0.54 NNN BLENDED WRHSE/OFFICE
<b>OFFICE AREA</b>	5,216 SF	<b>NET/GROSS</b>	\$0.13 NNN
<b>LOT SIZE AND DIMENSIONS</b>	<b>139,827 (3.21 acres)</b>	<b>SALES PRICE</b>	N/A
<b>PARKING TO THE BUILDING</b>	138 Spaces	<b>SUBLEASE EXPIRES:</b>	May 31, 2006
<b>ELECTRICAL POWER</b>	120/208 3 Phase 100 AMPS 277/480 3 Phase	<b>AVAILABLE:</b>	30 Days Notice
<b>MIN-MAX TRUSS HT.</b>	20' 0"	<b>DIVIDE</b>	No
<b>LOADING DOORS</b>	2 Dock High	<b>ZONING</b>	M-1 (Industrial)
<b>SPRINKLERS</b>	.39 Gallons per 5,600 SF	<b>LISTING SALESMAN</b>	Eric Scott Mitchell
<b>TOTAL BUILDING</b>	30,271 SF	<b>OFFICE</b>	(206) 575-9394
<b>TOTAL PROJECT</b>	51,617 SF		or (425) 746-7777

USABLE WAREHOUSE: 9,497 Square Feet

Depth: 95' 0" = 24' 0" x 4 columns  
 Width: 50' 0" = 40' 0" x 1.5 bays

COLUMN SPACING: 40' 0" x 24' 0"



- 2 DOCK HIGH: (10' 0" W x 10' 0" H)
- Truck Maneuvering: