



ESM
PROPERTIES, INC.

FOR LEASE
FURNITURE INTERNATIONAL
INDUSTRIAL BUILDING
Warehouse/Office Space



7440 SOUTH 228TH STREET
KENT, WASHINGTON 98032

Building Size:

- 28,000 Square Feet Total
- 24,472 Square Feet Warehouse
- 3,528 Square Feet Office

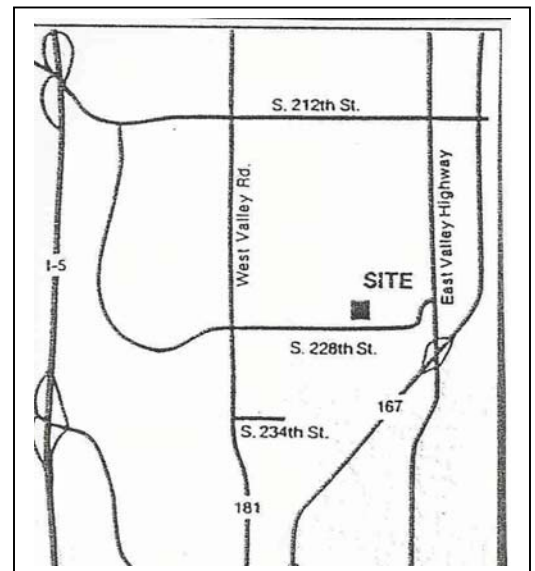
Building Features:

- 5 Dock High Truck Doors
- 1 Grade Level Truck Door
- 21' 0" to 23' 0" Ceiling Clearance
- Excellent Freeway Access to I-5 SR-167

Exclusive Leasing Agent:

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

Vicinity Map:



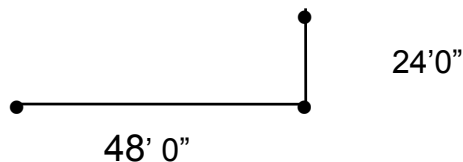
FOR LEASE
FURNITURE INTERNATIONAL INDUSTRIAL BUILDING
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KENT, WASHINGTON 98032

AREA UNDER ROOF	28,000 SF	RENT PER MONTH	\$10,000.00 NNN
WAREHOUSE AREA	24,472 SF	RENT PER SF PER MONTH	\$0.35 Blended Whse Shell / Office NNN
OFFICE AREA	3,528 SF – Total 1,764 SF 1 st Floor 1,764 SF 2 nd Floor	NET/GROSS	\$0.10 NNN
LOT SIZE AND DIMENSIONS	49,004 SF (1.12 Acres)	SALES PRICE	N/A
PARKING TO THE BUILDING	23 Spaces	AVAILABLE	Now
ELECTRICAL POWER	120/208 3 Phase 225 AMPS 277/480 3 Phase 400 AMPS	MEZZANINE STORAGE	280 SF
MIN-MAX TRUSS HT.	21' 0" to 23' 0"	DIVIDE	No
LOADING DOORS	5 Dock High 1 Grade Level	ZONING	M-3 (Industrial)
SPRINKLERS	.39 Gallons per 5,600 SF	LISTING SALESMAN	Eric Scott Mitchell
TOTAL BUILDING	28,000 SF	OFFICE	(206) 575-9394 or (425) 746-7777

USABLE WAREHOUSE: 24,472 Square Feet

Depth: 168' 0" = 24' 0" x 7 Columns
Width: 144' 0" = 48' 0" x 3 Bays

COLUMN SPACING: 48' 0" x 24' 0"



5 DOCK HIGH : (9' 0" W x 10' 0" H)
1 GRADE LEVEL : (12' 0" W x 14' 0" H)

Truck Maneuvering: 134' 0" to the street in front of the dock high doors.
87' 0" to the parking curb in front of the grade level door.