



FOR LEASE KENT CORPORATE PARK



**22402 72ND AVENUE SOUTH,
BUILDING A
KENT, WASHINGTON**

Building Size:

- 8,245 Square Feet Total
- 7,461 Square Feet Warehouse
- 784 Square Feet Office

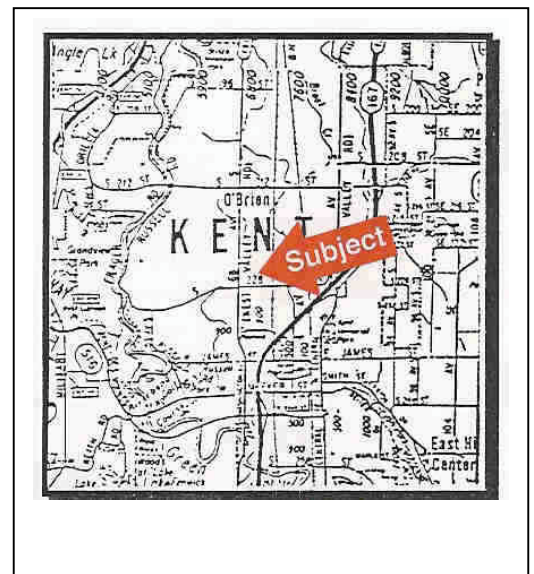
Building Features:

- 4 Dock High Truck Doors
- 2 Grade Level Truck Doors
- 18' 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:



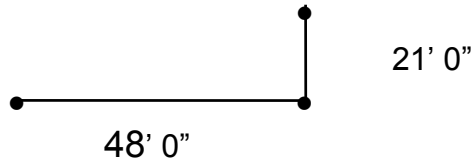
FOR LEASE
KENT CORPORATE PARK
22402 72ND AVENUE SOUTH, BUILDING A
KENT, WASHINGTON

AREA UNDER ROOF	8,245 SF	RENT PER MONTH	\$3,310.00 NNN
WAREHOUSE AREA	7,461 SF	RENT PER SF PER MONTH	\$0.34 Whse NNN \$0.65 Office NNN
OFFICE AREA	784 SF	NET/GROSS	\$0.14NNN or \$1,155.00 per month
LOT SIZE AND DIMENSIONS	318,424 SF (7.31 Acres)	SALES PRICE	N/A
PARKING TO THE BUILDING	138 Spaces	AVAILABLE	3-31-2004
ELECTRICAL POWER	120/208 3 Phase 100 AMPS 277/480 3 Phase	MEZZANINE STORAGE	N/A
MIN-MAX TRUSS HT.	18' 0"	DIVIDE	No
LOADING DOORS	4 Dock High 2 Grade Level	ZONING	M-2 (Industrial)
SPRINKLERS	.39 Gallons per 5,600 SF	LISTING SALESMAN	Eric Scott Mitchell
TOTAL BUILDING TOTAL PROJECT	24,480 SF 138,157 SF	OFFICE	(206) 575-9394 or (425) 746-7777

USABLE WAREHOUSE: 7,461 Square Feet

Depth: 85' 0"
Width: 95' 0"

COLUMN SPACING: 48' 0" x 21' 0"



4 DOCK HIGH : (10' 0" W x 10' 0" H)
2 GRADE LEVEL : (10' 0" W x 14' 0" H)

Truck Maneuvering: 145' 0" to the adjacent building in front of the dock high doors.
59' 0" to the curb on the grade level truck doors.