



ESM
PROPERTIES, INC.

FOR LEASE KENT CORPORATE PARK



**22406 72ND AVENUE SOUTH,
BUILDING A
KENT, WASHINGTON**

Building Size:

- 3,995 Square Feet Total
- 3,195 Square Feet Warehouse
- 800 Square Feet Office

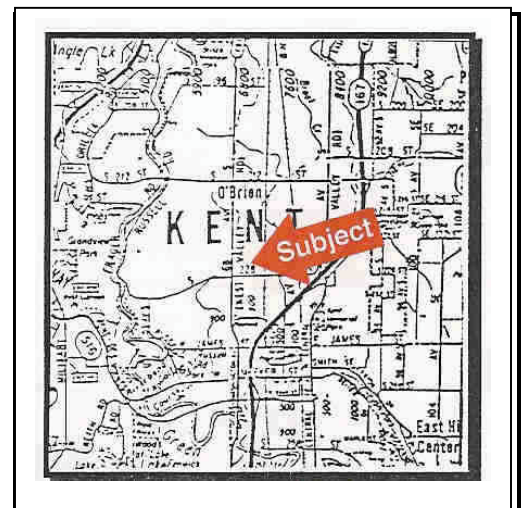
Building Features:

- 1 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:



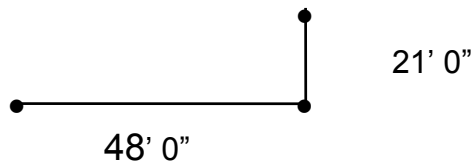
FOR LEASE
KENT CORPORATE PARK
22406 72ND AVENUE SOUTH, BUILDING A
KENT, WASHINGTON

| | | | |
|-------------------------------------|--|------------------------------|--------------------------------------|
| AREA UNDER ROOF | 3,995 SF | RENT PER MONTH | \$2,038.00 NNN |
| WAREHOUSE AREA | 3,195 SF | RENT PER SF PER MONTH | \$0.38 Whse NNN \$0.65 Office NNN |
| OFFICE AREA | 800 SF | NET/GROSS | \$0.14 NNN \$560.00 NNN |
| LOT SIZE AND DIMENSIONS | 318,424 SF (7.31 Acres) | SALES PRICE | N/A |
| PARKING TO THE BUILDING | 138 Spaces | AVAILABLE | 2-01-2004 |
| ELECTRICAL POWER | 120/208 100 Amps 240 VOLT 100 Amps 3 Phase | MEZZANINE STORAGE | N/A |
| MIN-MAX TRUSS HT. | 18' 0" | DIVIDE | No |
| LOADING DOORS | 1 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 | 24,483 SF 138,157 SF | OFFICE | (206) 575-9394 or (425) 746-7777 |

USABLE WAREHOUSE: 3,195 Square Feet

Depth: 85' 0"
Width: 47' 0"

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



- 1 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.