



FOR LEASE KENT CORPORATE PARK



**22416 72ND AVENUE SOUTH,
BUILDING C
KENT, WASHINGTON**

Building Size:

- 4,320 Square Feet Total
- 3,657 Square Feet Warehouse
- 663 Square Feet Office

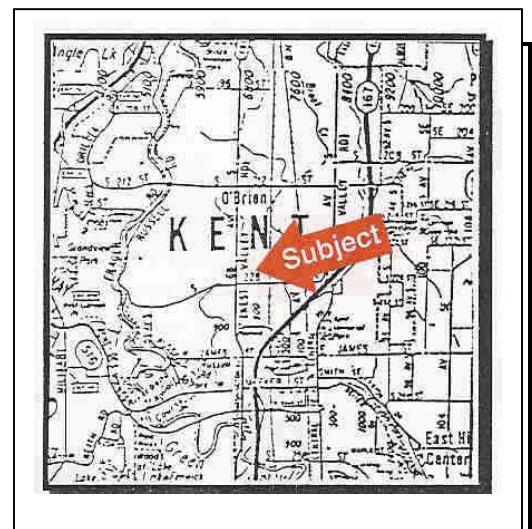
Building Features:

- 2 Dock High Truck Doors
- 1 Grade Level Truck Door
- 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:



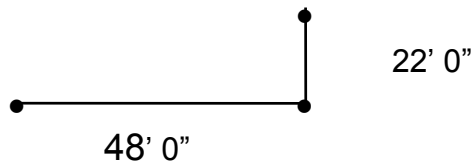
FOR LEASE
KENT CORPORATE PARK
22416 72ND AVENUE SOUTH, BUILDING C
KENT, WASHINGTON

AREA UNDER ROOF	4,320 SF	RENT PER MONTH	\$2,075.00 NNN
WAREHOUSE AREA	3,657 SF	RENT PER SF PER MONTH	\$0.38 Shell NNN \$0.65 Office NNN
OFFICE AREA	663 SF	NET/GROSS	\$0.14 NNN or \$605.00 per mo.
LOT SIZE AND DIMENSIONS	318,424 SF (7.31 Acres)	SALES PRICE	N/A
PARKING TO THE TOTAL PROJECT	138 Spaces	AVAILABLE	1-01-2004
ELECTRICAL POWER	120/208 3 Phase 100 AMPS	MEZZANINE STORAGE	N/A
MIN-MAX TRUSS HT.	18' 0"	DIVIDE	No
LOADING DOORS	2 Dock High 1 Grade Level	ZONING	M-2 (Industrial)
SPRINKLERS	.39 Gallons per 5,600 SF	LISTING SALESMAN	Eric Scott Mitchell
TOTAL BUILDING TOTAL PROJECT	30,753 SF 138,157 SF	OFFICE	(206) 575-9394 or (425) 746-7777

USABLE WAREHOUSE: 3,657 Square Feet

Depth: 90' 0"
Width: 48' 0"

COLUMN SPACING: 48' 0" x 22' 0"



- 2 DOCK HIGH : (10' 0" W x 10' 0" H)
- 1 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.