



# FOR LEASE KENT CORPORATE PARK



**22436 72<sup>ND</sup> AVENUE SOUTH,  
BUILDING B  
KENT, WASHINGTON**

#### Building Size:

- 20,272 Square Feet Total
- 18,593 Square Feet Warehouse
- 1,679 Square Feet Office

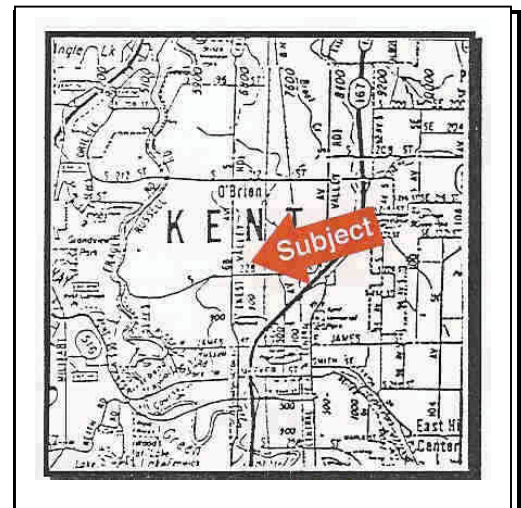
#### Building Features:

- 6 Dock High Truck Doors
- 1 Grade Level Truck Door
- 24' 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:



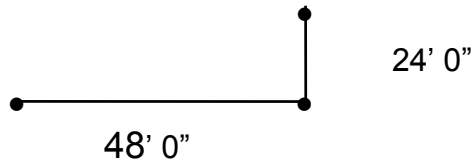
**FOR LEASE**  
**KENT CORPORATE PARK**  
**22436 72<sup>ND</sup> AVENUE SOUTH, BUILDING B**  
**KENT, WASHINGTON**

<b>AREA UNDER ROOF</b>	20,272 SF	<b>RENT PER MONTH</b>	\$8,000.00 NNN
<b>WAREHOUSE AREA</b>	18,593 SF	<b>RENT PER SF PER MONTH</b>	\$0.34 Whse NNN \$0.65 Office NNN
<b>OFFICE AREA</b>	1,679 SF	<b>NET/GROSS</b>	\$0.14 NNN \$2,838.00 NNN
<b>LOT SIZE AND DIMENSIONS</b>	318,424 SF ( 7.31 Acres )	<b>SALES PRICE</b>	N/A
<b>PARKING TO THE PROJECT</b>	138 Spaces	<b>AVAILABLE</b>	Now
<b>ELECTRICAL POWER</b>	277/480 400 Amps 3 Phase	<b>MEZZANINE STORAGE</b>	N/A
<b>MIN-MAX TRUSS HT.</b>	24' 0"	<b>DIVIDE</b>	YES
<b>LOADING DOORS</b>	6 Dock High 1 Grade Level	<b>ZONING</b>	M-2 (Industrial)
<b>SPRINKLERS</b>	.39 Gallons per 5,600SF	<b>LISTING SALESMAN</b>	Eric Scott Mitchell
<b>TOTAL BUILDING TOTAL PROJECT</b>	41,121 SF 138,157 SF	<b>OFFICE</b>	(206) 575-9394 or (425) 746-7777

**USABLE WAREHOUSE:** 18,593 Square Feet

Depth: 144' 0"  
Width: 140' 0"

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



- 6 DOCK HIGH : (10' 0" W x 10' 0" H)
- 1 GRADE LEVEL: (12' 0" W x 12' 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.