



# FOR LEASE KENT CORPORATE PARK



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

**Building Size:**

- 41,121 Square Feet Total
- 37,449 Square Feet Warehouse
- 3,672 Square Feet Office

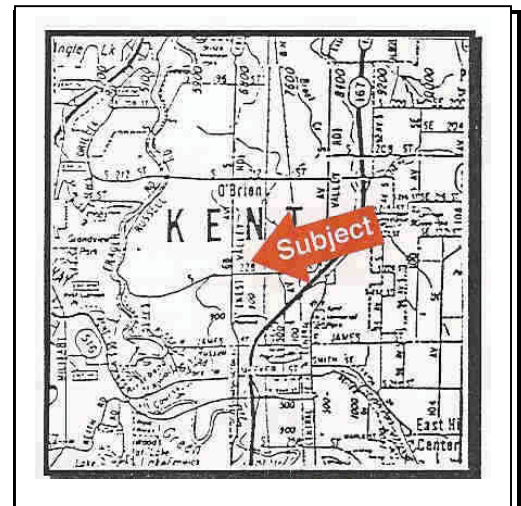
**Vicinity Map:**

**Building Features:**

- 12 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**



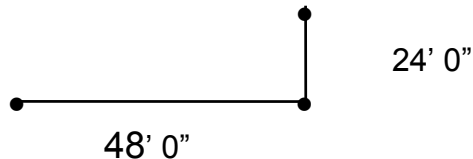
**FOR LEASE**  
**KENT CORPORATE PARK**  
**22436 72<sup>ND</sup> AVENUE SOUTH, BUILDING B**  
**KENT, WASHINGTON**

<b>AREA UNDER ROOF</b>	41,121 SF	<b>RENT PER MONTH</b>	\$16,385.00 NNN
<b>WAREHOUSE AREA</b>	37,449 SF	<b>RENT PER SF PER MONTH</b>	\$0.34 Whse NNN \$0.65 Office NNN
<b>OFFICE AREA</b>	3,672 SF	<b>NET/GROSS</b>	\$0.14 NNN \$5,757.00 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	<b>MEZZANINE STORAGE</b>	N/A
<b>MIN-MAX TRUSS HT.</b>	24' 0"	<b>DIVIDE</b>	YES
<b>LOADING DOORS</b>	12 Dock High 1 Grade Level	<b>ZONING</b>	M-2 (Industrial)
<b>SPRINKLERS</b>	.39 Gallons per 5,600 SF	<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:** 37,449 Square Feet

Depth: 144' 0"  
Width: 280' 0"

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



- 12 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.