



ESM
PROPERTIES, INC.

FOR LEASE KENT CORPORATE PARK



**22440 72ND AVENUE SOUTH,
BUILDING B
KENT, WASHINGTON**

Building Size:

- 8,640 Square Feet Total
- 8,030 Square Feet Warehouse
- 610 Square Feet Office

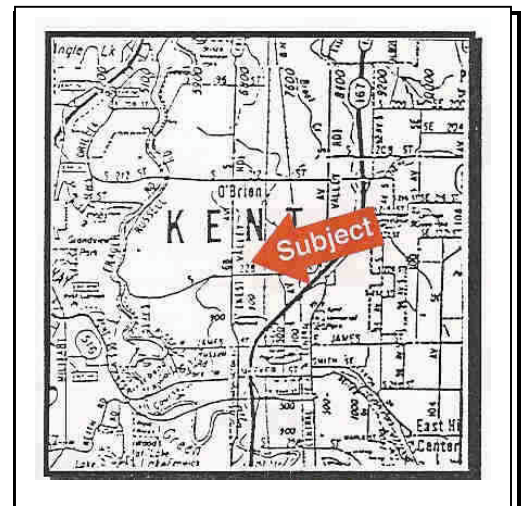
Building Features:

- 3 Dock High Truck Doors
- 0 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:



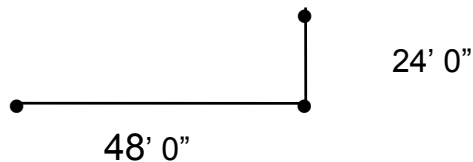
FOR LEASE
KENT CORPORATE PARK
22440 72ND AVENUE SOUTH, BUILDING B
KENT, WASHINGTON

AREA UNDER ROOF	8,640 SF	RENT PER MONTH	\$3,335.00 NNN
WAREHOUSE AREA	8,030 SF	RENT PER SF PER MONTH	\$0.34 Whse NNN \$0.65 Office NNN
OFFICE AREA	610 SF	NET/GROSS	\$0.14 NNN or \$1,210.00 per month
LOT SIZE AND DIMENSIONS	318,424 SF (7.31 Acres)	SALES PRICE	N/A
PARKING TO THE PROJECT	138 Spaces	AVAILABLE	Now
ELECTRICAL POWER	277/480 400 Amps 3 Phase	MEZZANINE STORAGE	N/A
MIN-MAX TRUSS HT.	24' 0"	DIVIDE	No
LOADING DOORS	3 Dock High 0 Grade Level	ZONING	M-2 (Industrial)
SPRINKLERS	.39 Gallons per 5,600 SF	LISTING SALESMAN	Eric Scott Mitchell
TOTAL BUILDING TOTAL PROJECT	41,121 SF 138,157 SF	OFFICE	(206) 575-9394 or (425) 746-7777

USABLE WAREHOUSE: 8,030 Square Feet

Depth: 144' 0"
Width: 60' 0"

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



- 3 DOCK HIGH : (10' 0" W x 10' 0" H)
- 0 GRADE LEVEL:
- Truck Maneuvering: 145' 0" to the adjacent building in front of the dock high doors.