



FOR LEASE KENT CORPORATE PARK



**22442 72ND AVENUE SOUTH,
BUILDING B
KENT, WASHINGTON**

Building Size:

- 12,209 Square Feet Total
- 10,826 Square Feet Warehouse
- 1,383 Square Feet Office

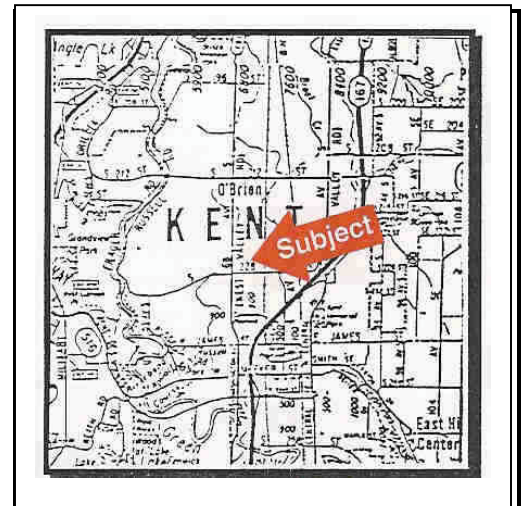
Vicinity Map:

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



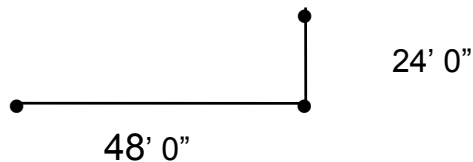
FOR LEASE
KENT CORPORATE PARK
22442 72ND AVENUE SOUTH, BUILDING B
KENT, WASHINGTON

| | | | |
|-------------------------------------|------------------------------|------------------------------|--|
| AREA UNDER ROOF | 12,209 SF | RENT PER MONTH | \$5,050.00 NNN |
| WAREHOUSE AREA | 10,826 SF | RENT PER SF PER MONTH | \$0.34 Whse NNN \$0.65 Office NNN |
| OFFICE AREA | 1,383 SF | NET/GROSS | \$0.14 NNN or \$1,710.00 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 | 277/480 250 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: 10,826 Square Feet

Depth: 144' 0"
Width: 80' 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.