



FOR LEASE

RIVERBEND COMMERCE PARK



**26601 79TH AVENUE SOUTH,
BUILDING D
KENT, WASHINGTON**

Building Size:

- 17,890 Square Feet Total
- 15,445 Square Feet Warehouse
- 4,890 Square Feet Office

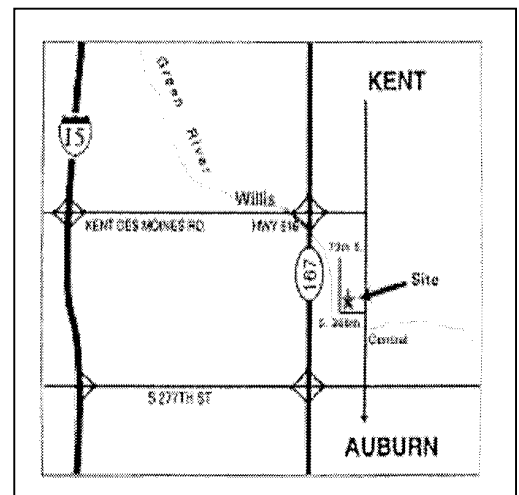
Building Features:

- 4 Dock High Truck Loading Doors
- 1 Grade Level Truck Loading 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:



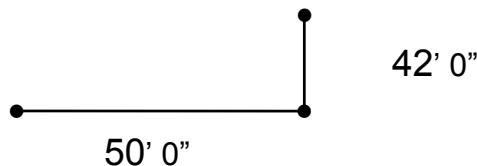
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RIVERBEND COMMERCE PARK
26601-79TH AVENUE SOUTH, BUILDING D
KENT, WASHINGTON

AREA UNDER ROOF	17,890 SF	RENT PER MONTH	\$8,545.00 NNN
WAREHOUSE AREA	15,445 SF	RENT PER SF PER MONTH	\$0.30 Whse NNN \$0.65 Office NNN
OFFICE AREA	4,890 SF (2 story) 2,445 SF mezzanine	NET/GROSS	\$0.10 NNN \$1,789.00 NNN
LOT SIZE AND DIMENSIONS	166,840 SF (3.83 Acres)	SALES PRICE	N/A
PARKING TO THE PROJECT	19 Spaces	AVAILABLE	Now
ELECTRICAL POWER	277/480 3 Phase 200 AMPS	HEATED WAREHOUSE ASSEMBLY	2,070 SF
MIN-MAX TRUSS HT.	24' 0"	DIVIDE	Yes
LOADING DOORS	4 Dock High 1 Grade Level	ZONING	M-1 (light Industrial)
SPRINKLERS	.39 Gallons per 5,600 SF	LISTING SALESMAN	Eric Scott Mitchell
TOTAL BUILDING BUILDING FOOTPRINT	34,370 SF 32,160 SF	OFFICE	(206) 575-9394 or (425) 746-7777

USABLE WAREHOUSE: 15,445 Square Feet

Depth: 125' 0"
Width: 124' 0"

COLUMN SPACING: 50' 0" x 42' 0"



- 4 DOCK HIGH : (9' 0" W x 10' 0" H)
- 1 GRADE LEVEL: (12' 0" W x 14' 0" H)
- Truck Maneuvering: 150' 0" to the adjacent building in front of the dock high doors.
42' 0" to the curb on the grade level truck-loading door.