

FOR LEASE RIVERBEND COMMERCE PARK



2660179'" AVENUE SOUTH, SUITE A BUILDING D KENT, WASHINGTON

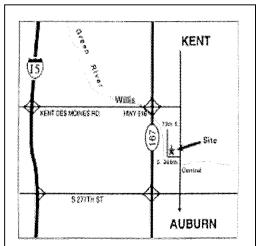
Building Size: • 7,125 Square Feet Total • 4,680 Square Feet Warehouse • 2,445 Square Feet Office

Building Features:

- 0 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:

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies. Readers are urged to consult with their professional advisors prior to acting on any material in this report. 10/8/03

FOR LEASE **RIVERBEND COMMERCE PARK** 26601-79TH AVENUE SOUTH, SUITE A, BUILDING D **KENT, WASHINGTON**

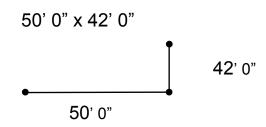
AREA UNDER ROOF	7,125 SF	RENT PER MONTH	\$3,725.00 NNN
WAREHOUSE AREA	4,680 SF	RENT PER SF PER	\$0.30 Whse NNN
		Month	\$0.65 Office NNN
OFFICE AREA	2,445 SF	NET/GROSS	\$0.10 NNN
			\$712.00 NNN
LOT SIZE AND	166,840 SF	SALES PRICE	N/A
DIMENSIONS	(3.83 Acres)		
PARKING TO THE	19 Spaces	AVAILABLE	Now
PROJECT			
ELECTRICAL POWER	277/480 3 Phase	HEATED	2,070 SF
	200 AMPS	WAREHOUSE	
		ASSEMBLY	
MIN-MAX TRUSS HT.	24' 0"	DIVIDE	Yes
LOADING DOORS	1 Grade Level	ZONING	M-1 (light Industrial)
SPRINKLERS	.39 Gallons per	LISTING	Eric Scott Mitchell
	5,600 SF	SALESMAN	
TOTAL BUILDING	34,370 SF	OFFICE	(206) 575-9394
TOTAL FOOTPRINT	32,160 SF		or (425) 746-7777

USABLE WAREHOUSE: 4,680 Square Feet

Depth:	
Width:	

155' 0" 45' 0"

COLUMN SPACING:



> 1 GRADE LEVEL: (12' 0" W x 14' 0" H)

> Truck Maneuvering: 42' 0" to the curb on the grade level truck-loading door.