



# FOR LEASE

## RIVERBEND COMMERCE PARK



**26601 79<sup>TH</sup> 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

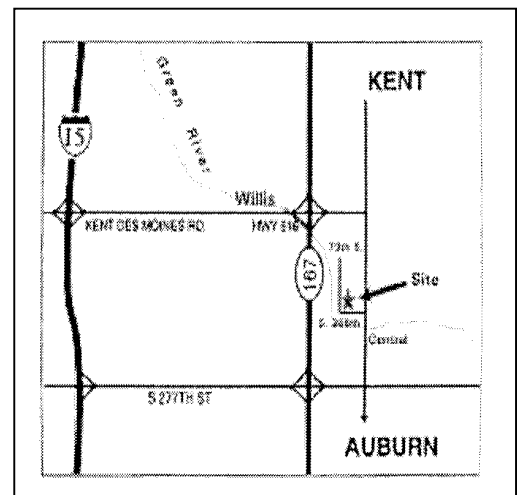
### Building Features:

- 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:



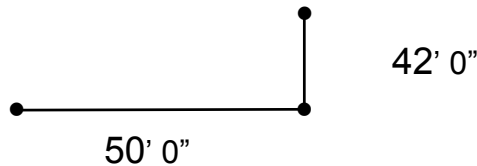
**FOR LEASE**  
**RIVERBEND COMMERCE PARK**  
**26601-79<sup>TH</sup> AVENUE SOUTH, SUITE A, BUILDING D**  
**KENT, WASHINGTON**

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

USABLE WAREHOUSE: 4,680 Square Feet

Depth: 155' 0"  
Width: 45' 0"

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



- 1 GRADE LEVEL: (12' 0" W x 14' 0" H)
- Truck Maneuvering: 42' 0" to the curb on the grade level truck-loading door.