



ESM
PROPERTIES, INC.

FOR LEASE

RIVERBEND COMMERCE PARK



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

Building Size:

- 10,765 Square Feet Total
- 8,320 Square Feet Warehouse
- 2,445 Square Feet Office

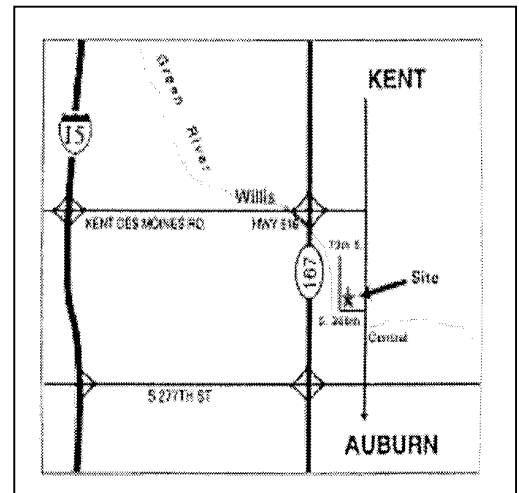
Building Features:

- 4 Dock High Truck Loading Doors
- 0 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:



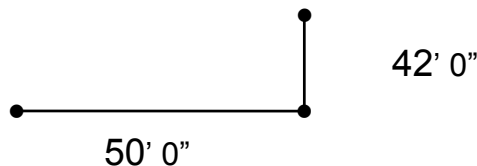
FOR LEASE
RIVERBEND COMMERCE PARK
26601-79TH AVENUE SOUTH, SUITE B, BUILDING D
KENT, WASHINGTON

AREA UNDER ROOF	10,765 SF	RENT PER MONTH	\$4,820.00 NNN
WAREHOUSE AREA	8,320 SF	RENT PER SF PER MONTH	\$0.30 Whse NNN \$0.65 Office NNN
OFFICE AREA	2,445 SF	NET/GROSS	\$0.10 NNN \$1,077.00 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	N/A
MIN-MAX TRUSS HT.	24' 0"	DIVIDE	Yes
LOADING DOORS	4 Dock High	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: 8,320 Square Feet

Depth: 125' 0"
Width: 86' 0"

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



➤ 4 DOCK HIGH : (9' 0" W x 10' 0" H)

➤ Truck Maneuvering: 150' 0" to the adjacent building in front of the dock high doors.