



ESM
PROPERTIES, INC.

FOR LEASE TRANS TECH ELECTRIC



**9012 SOUTH 208TH STREET,
SUITE B
KENT, WASHINGTON**

Building Size:

- 1,450 Square Feet Total
- 0 Square Feet Warehouse
- 1,450 Square Feet Mezzanine Office

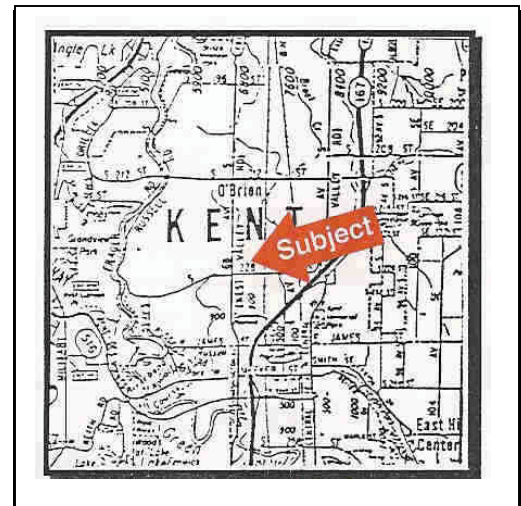
Building Features:

- 16,280 Square Feet of Total Fenced Yard
- 10,500 Square Feet of Graveled Yard
- 5,780 Square Feet Asphalt Paved Yard
- 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
TRANS TECH ELECTRIC
9012 SOUTH 208TH STREET, SUITE B
KENT, WASHINGTON**

| | | | |
|---|---|------------------------------|--------------------------------------|
| AREA UNDER ROOF | 1,450 SF | RENT PER MONTH | \$2,250.00 NNN |
| WAREHOUSE AREA | 0 SF | RENT PER SF PER MONTH | \$1.00 Office NNN \$0.05 Yard NNN |
| OFFICE AREA | 1,450 SF Mezzanine | NET/GROSS | \$0.10 NNN \$750.00 NNN |
| LOT SIZE AND DIMENSIONS | 16,280 SF Total Yard 10,500 SF Graveled 5,780 SF Asphalt Paved & Fenced Yard | SALES PRICE | N/A |
| PARKING TO THE PROJECT | 10 Spaces | AVAILABLE | Now |
| ELECTRICAL POWER | 277/480 Volts 3 Phase, 225 Amps | MEZZANINE STORAGE | 0 SF |
| MIN-MAX TRUSS HT. | 20' 0" | DIVIDE | N/A |
| LOADING DOORS | 1 Dock High 3 Grade Level | ZONING | M-2 (Industrial) |
| SPRINKLERS | N/A | LISTING SALESMAN | Eric Scott Mitchell |
| TOTAL BUILDING TOTAL PROJECT | 9,600 SF 9,600 SF | OFFICE | (206) 575-9394 or (425) 746-7777 |

USABLE OFFICE: 1,450 Square Feet

- 16,280 Square Feet of Total Fenced and Secured Yard Space
- 10,500 Square Feet of Graveled Yard Space (150' 0" W x 70' 0" L)
- 5,780 Square Feet of Asphalt Paved Yard Space (85' 0" W x 68' 0" L)
- Truck Maneuvering: 94' 0" to the adjacent fence in front of SR-167