



FOR LEASE DANIELSON INDUSTRIAL BUILDING



**753 North Central Avenue,
(East Valley Highway)
KENT, WASHINGTON**

Building Size:

- 1,075 Square Feet Total
- 1,075 Square Feet Warehouse
- 0 Square Feet Office

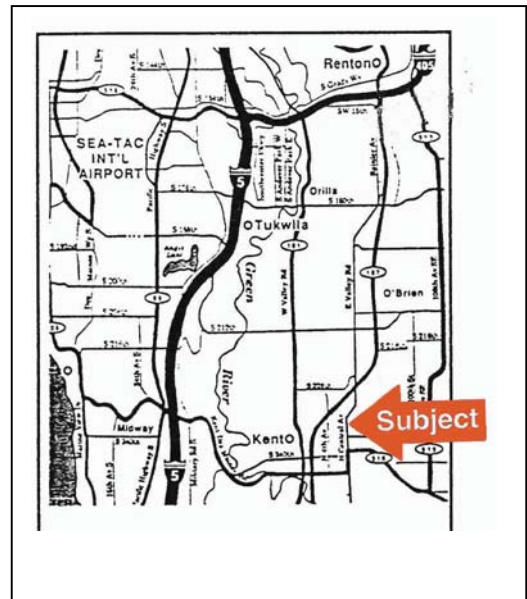
Vicinity Map:

Building Features:

- 2 Grade Level Truck Doors
- 12' 0" Ceiling Clearance
- Abundant Parking
- Great dead storage opportunity
- Excellent Freeway Access to I-5 SR-167 and I-405

Exclusive Leasing Agent:

**Eric Scott Mitchell
(206) 575-9394 or (425) 746-7777**



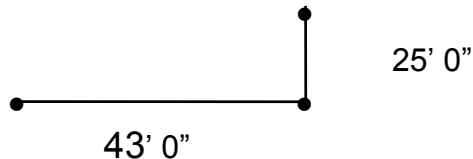
FOR LEASE
DANIELSON INDUSTRIAL BUILDING
753 Central Avenue
KENT, WASHINGTON

AREA UNDER ROOF	1,075 SF	RENT PER MONTH	\$500.00 NNN
WAREHOUSE AREA	1,075 SF	RENT PER SF PER MONTH	\$0.46 Whse NNN
OFFICE AREA	0 SF	NET/GROSS	\$0.136 NNN
LOT SIZE AND DIMENSIONS	51,400 SF (1.18 Acres)	SALES PRICE	N/A
PARKING TO THE BUILDING	10 Spaces	AVAILABLE	30-Days Notice
ELECTRICAL POWER	120/208 3 Phase 100 AMPS 277/480 3 Phase	MEZZANINE STORAGE	N/A
MIN-MAX TRUSS HT.	12' 0"	DIVIDE	Yes
LOADING DOORS	2 Grade Level	ZONING	GC (General Commercial)
SPRINKLERS	No	LISTING SALESMAN	Eric Scott Mitchell
TOTAL BUILDING TOTAL PROJECT	19,700 SF	OFFICE	(206) 575-9394 or (425) 746-7777

USABLE WAREHOUSE: 1,075 Square Feet

Depth: 25' 0" = 25 x NO COLUMNS
Width: 43' 0" = 24 x 2 BAYS

COLUMN SPACING: 43' 0" x 25' 0"



➤ 2 Grade Level: (9' 0" W x 10' 0" H)

➤ Truck Maneuvering: 50' 0" to the adjacent building.