

# Fife Business Park



## Office, Warehouse & Retail Space For Lease

Professionally managed by:



For more information, contact:

Griffin Day  
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gday@neilwalter.com

Nick Ratzke  
253.779.2414  
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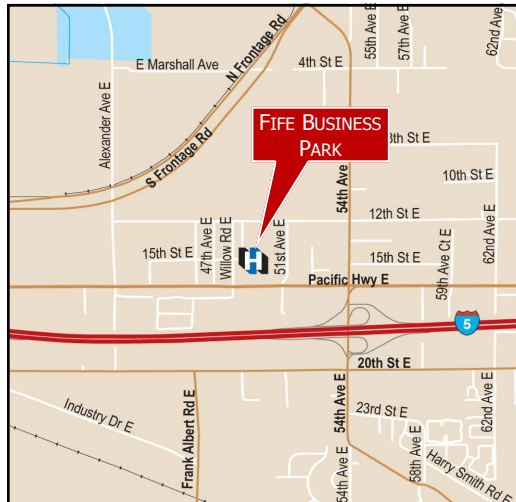
Kermit Jorgensen



Neil Walter Company  
Suite C106  
19625 62nd Ave S  
Kent, WA 98032

### PROPERTY DETAILS

- 11-Building complex of 290,000 SF provides extensive expansion options
- "Foreign Trade Zone" designation offers significant tax advantages
- Air-conditioned office space
- Two major I-5 interchanges are within blocks of the property
- Numerous retail shops, restaurants and services located nearby
- On-site management office ensures prompt attention to tenant needs



### PROPERTY FEATURES

- Grade-level roll-up doors
- 16'-20' clear height in warehouse
- 10' clear height in office
- Gas forced air heat in warehouse
- Electric HVAC in office
- Sprinklered and insulated
- NNN's include: water, sewer, garbage, and HVAC maintenance

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## WAREHOUSE/OFFICE SPACE AVAILABLE

Building-Unit	Total SF +/-	Office SF +/-	Monthly Rent	Monthly NNN	Comments
5113-11	4,525	2,100	\$3,400	\$1,095	Large open area with VCT floors; 2 restrooms; 1 roll-up door (12'x14')
5013-14	3,027	1,485	\$2,275	\$734	Available 4/1/16
5009-10	2,082	996	\$1,562	\$504	4 private offices; Kitchen area; 1 roll-up door (12'x14')
5013-15	2,078	412	\$1,560	\$504	Large reception area; 1 private office; 1 roll-up door (12'x14')

## OFFICE/RETAIL SPACE AVAILABLE

Building-Unit	Total SF	Monthly Rent	Monthly NNN	Comments
5113-4	2,111	\$2,115	\$524	4 private offices; Conference room
4905-4	1,376	\$1,380	\$341	Excellent visibility to Pacific Hwy; Open office shell.
5009-17	996	\$548*	\$247	<b>*SPRING MOVE IN SPECIAL</b> 3 private offices; Kitchen area

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**HARSCH**  
INVESTMENT PROPERTIES

All square footage references are approximate.

Updated: 3/21/16



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