

24TH STREET BUSINESS PARK

24TH ST E & 138TH AVE S | SUMNER, WA

FOR LEASE

professionally managed/owned by:



PREMIER BUSINESS PARK IN SOUTH KENT VALLEY



24th Street Business Park is a high quality office/ warehouse, distribution or manufacturing facility suitable for a wide variety of business types. The property is well located immediately off Highway-167. Fully sprinkled and flexible sizing up to 20,000 SF means this location can accommodate your business as it grows.

PROPERTY FEATURES:

- Insulated bay doors (14'x14') with electric openers
- 18' - 20' clear height with clear span
- Insulated and sprinklered buildings with gas heat
- Heavy 3-phase power to each unit
- Immediate access to Hwy-167
- Nearby amenities include hotel, gas, food, banking
- M-1 Zoning
- No B&O tax in Sumner!



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All square footage references are approximate. The information contained herein is from sources deemed reliable. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters.

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NEIL WALTER
COMPANY

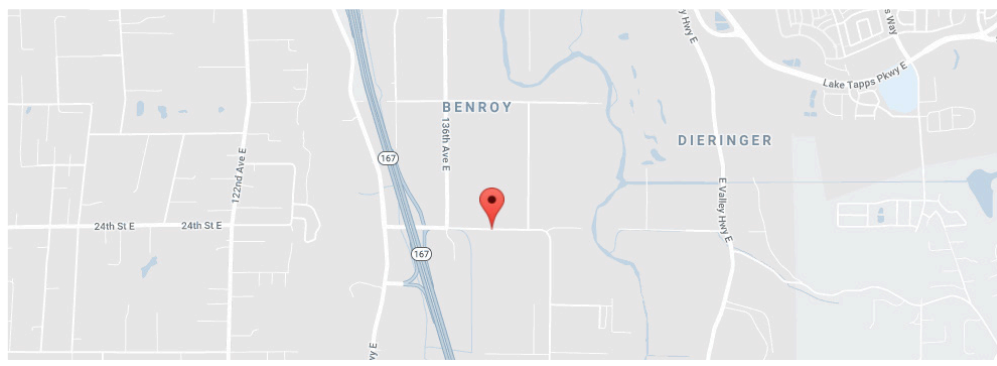


SOUTH Buildings Availability

Bldg/Unit	Total Size Office Size	Monthly Gross Rent
Bldg D-107	3,606 SF (239 SF)	\$3,606
Bldg C-104	1,803 SF	\$1,803
Bldg B-103	1,803 SF	\$1,803
Bldg A-106	1,800 SF	\$2,700

NORTH Buildings Availability

Bldg/Unit	Total Size Office Size	Monthly Gross Rent
Bldg A-8 <i>Available 1/1/19</i>	2,002 SF (780 SF)	\$2,002
Bldg E-8	2,028 SF	\$2,028
Bldg D-3/4/7 <i>Available 11/1/19</i>	6,010 SF (240 SF)	\$6,010
Bldg D-5/6 <i>Available 11/1/19</i>	4,014 SF (458 SF)	\$4,014



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