

# 24<sup>TH</sup> STREET BUSINESS PARK

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

FOR LEASE

professionally managed/owned by:



## PREMIER BUSINESS PARK IN SOUTH KENT VALLEY



24<sup>th</sup> 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

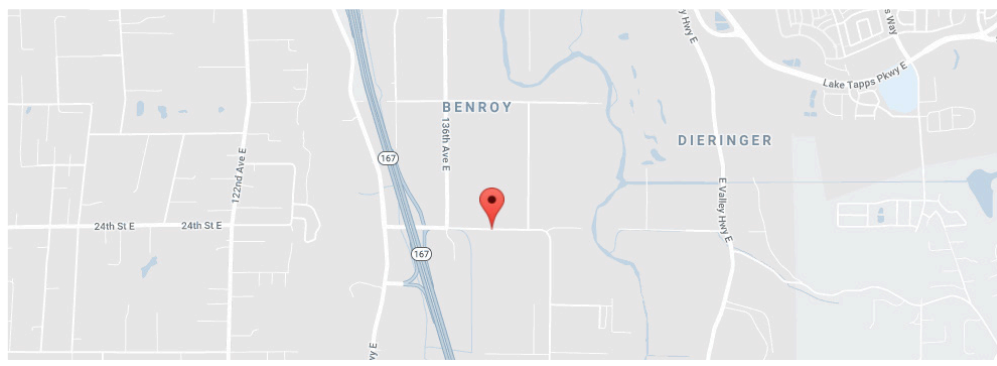


## SOUTH Buildings Availability

Bldg/Unit	Total Size Office Size	Monthly Gross Rent
Bldg B-103	1,803 SF	\$1,803
Bldg D-101	1,804 SF (502 SF)	\$1,804

## NORTH Buildings Availability

Bldg/Unit	Total Size Office Size	Monthly Gross Rent
Bldg A-8	2,002 SF (381 SF)	\$2,002
Bldg D-3/4/7	6,010 SF (240 SF)	\$6,010
Bldg C-1/2 <i>Available 5/1/19</i>	2,891 SF (499 SF)	\$2,891
Bldg F-5 <i>Available 5/1/19</i>	1,999 SF (285 SF)	\$1,999



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