

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!



GRIFFIN DAY
206.787.1474
gday@neilwalter.com

FLETCHER FARRAR
206.787.1469
ffarrar@neilwalter.com

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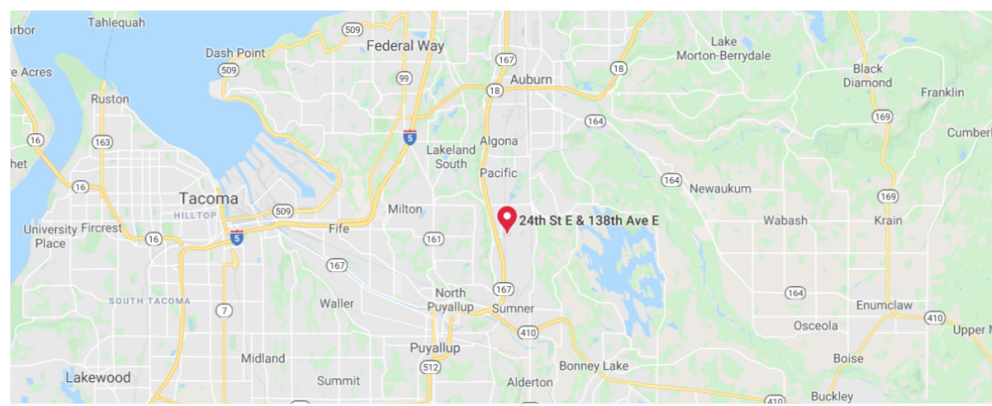
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NEIL WALTER
COMPANY



NORTH Buildings Availability

Bldg/Unit	Total Size	Office Size	Monthly Gross Rent	Comments
Bldg C-8/9	4,006 SF	997 SF	\$4,407	1 Grade-level door Available 6/1/20
Bldg F-3	2,038 SF	317 SF	\$2,242	1 Grade-level door
Bldg A-8	2,002 SF	381 SF	\$2,202	1 Grade-level door Available 4/1/20
Bldg B-5	1,991 SF	211 SF	\$2,190	1 Grade-level door
Bldg E-7	1,474 SF	259 SF	\$1,621	1 Grade-level door Available 3/1/20



All square footage references are approximate. The information contained herein is from sources deemed reliable. It is provided without representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation of all matters.

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gday@neilwalter.com

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550 S Michigan St
Seattle, WA 98108
206.787.1800
www.neilwalter.com