

# 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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NEIL WALTER  
COMPANY



## SOUTH Buildings Availability

Bldg/Unit	Total Size	Office Size	Monthly Gross Rent	Comments
Bldg E-104/105	3,056 SF	217 SF	\$3,514	Available 3/1/21 Can combine with E-106/107
Bldg E-106/107	3,056 SF	217 SF	\$3,514	Available 3/1/21

## NORTH Buildings Availability

Bldg/Unit	Total Size	Office Size	Monthly Gross Rent	Comments
Bldg F-9/10	4,011 SF	783 SF	\$4,613	2 Grade-level doors
Bldg B-6/7	4,006 SF	205 SF	\$4,607	2 Grade-level doors Can combine with B-8
Bldg B-8	1,990 SF	360 SF	\$2,289	1 Grade-level door



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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