

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 information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

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NEIL WALTER
C O M P A N Y

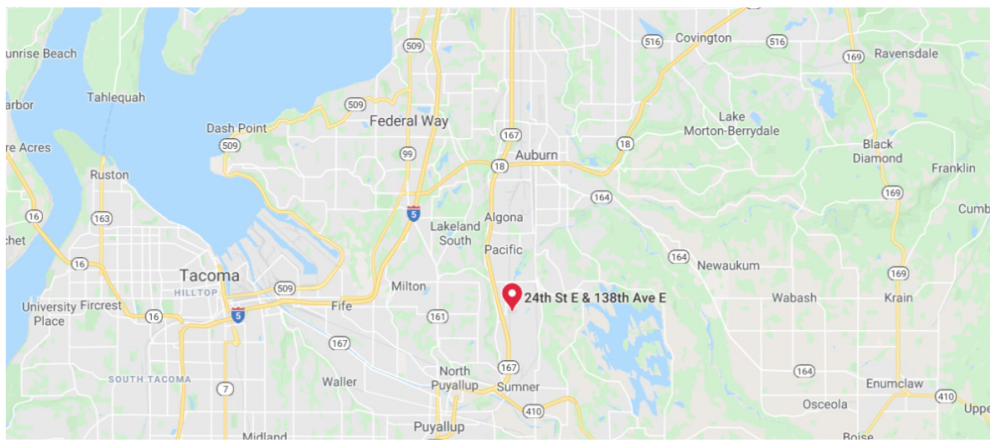


SOUTH Buildings Availability

Bldg/Unit	Total Size	Office Size	Monthly Rent	Comments
Bldg B-102 & 109	3,607 SF	954 SF	\$4,509	Available 9/1/21 3 private offices and 1 GL door
Bldg A-105	1,133 SF	1,133 SF	\$1,416	Available 1/1/22 3 private offices and open area

NORTH Buildings Availability

Bldg/Unit	Total Size	Office Size	Monthly Rent	Comments
Bldg D-3/4/7	6,010 SF	240 SF	\$7,513	Available 9/1/21 3 Grade-level doors
Bldg B-2 & 9	5,034 SF	380 SF	\$6,293	Available 9/1/21 2 Grade-level doors
Bldg C-6	2,003 SF	Restroom only	\$2,504	Available with 30 days notice 1 Grade-level door



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