

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



CALL BROKERS FOR LEASE RATE

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!



SPENCER MEAD
206.787.1476
smead@neilwalter.com

GRIFFIN DAY
206.787.1474
gday@neilwalter.com

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.

24TH STREET BUSINESS PARK



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



CALL BROKERS FOR LEASE RATES

NORTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
E3/7/8	5,536 SF	968 SF	3 Grade-level door
D1/10	4,014 SF	462 SF	2 Grade-level door

SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
C104	1,803 SF	220 SF	Available with 30 days notice; 1 Grade-level door
C105	1,803 SF	220 SF	Available with 30 days notice; 1 Grade-level door



SPENCER MEAD
206.787.1476
smead@neilwalter.com

GRIFFIN DAY
206.787.1474
gday@neilwalter.com

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

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.

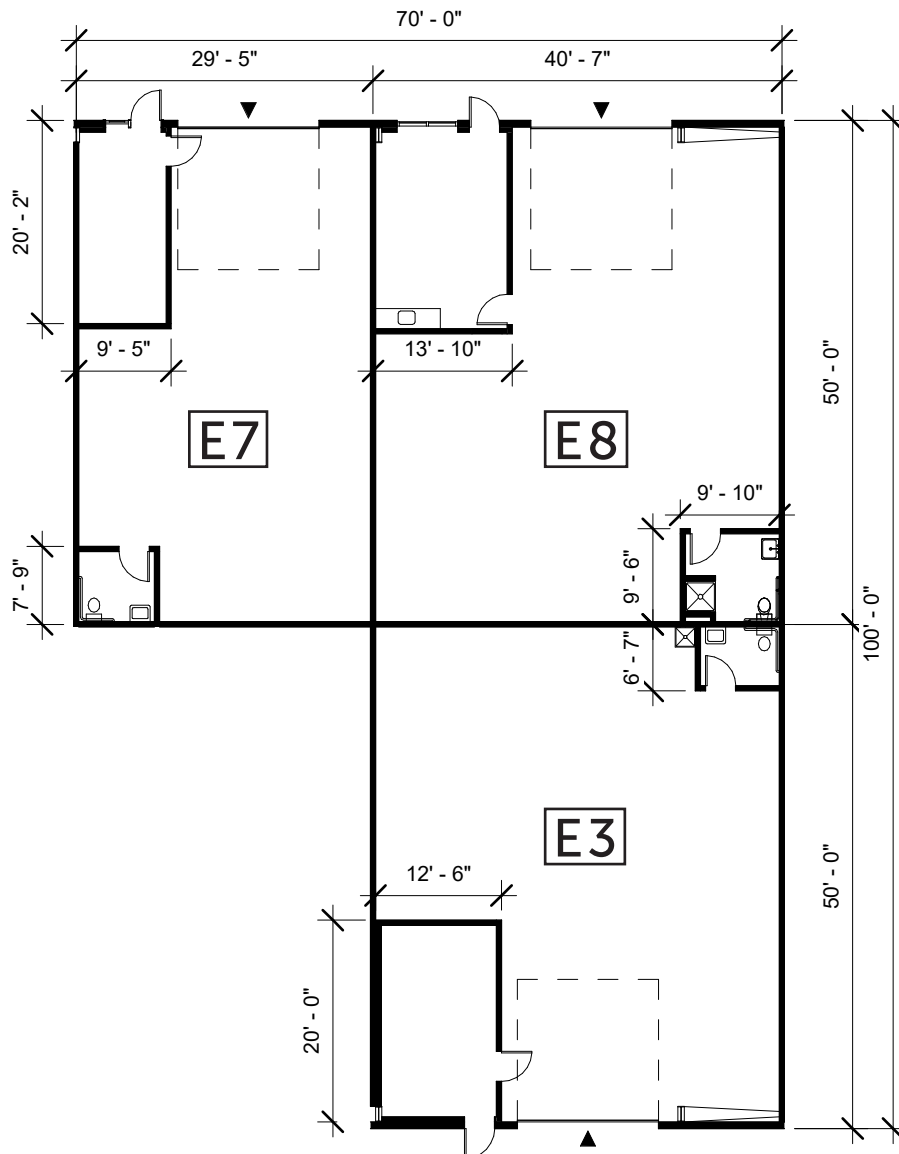
24TH STREET BUSINESS PARK



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

NORTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
E3/7/8	5,536 SF	968 SF	3 Grade-level door



SPENCER MEAD
206.787.1476
smead@neilwalter.com

GRIFFIN DAY
206.787.1474
gday@neilwalter.com

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

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.

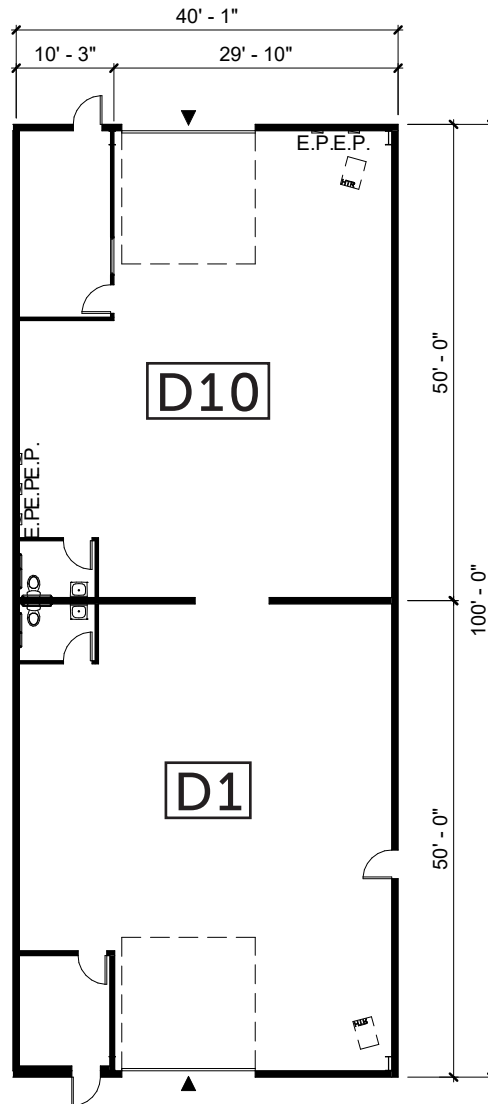
24TH STREET BUSINESS PARK



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

NORTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
D1/10	4,014 SF	462 SF	2 Grade-level door



SPENCER MEAD
206.787.1476
smead@neilwalter.com

GRIFFIN DAY
206.787.1474
gday@neilwalter.com

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

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.

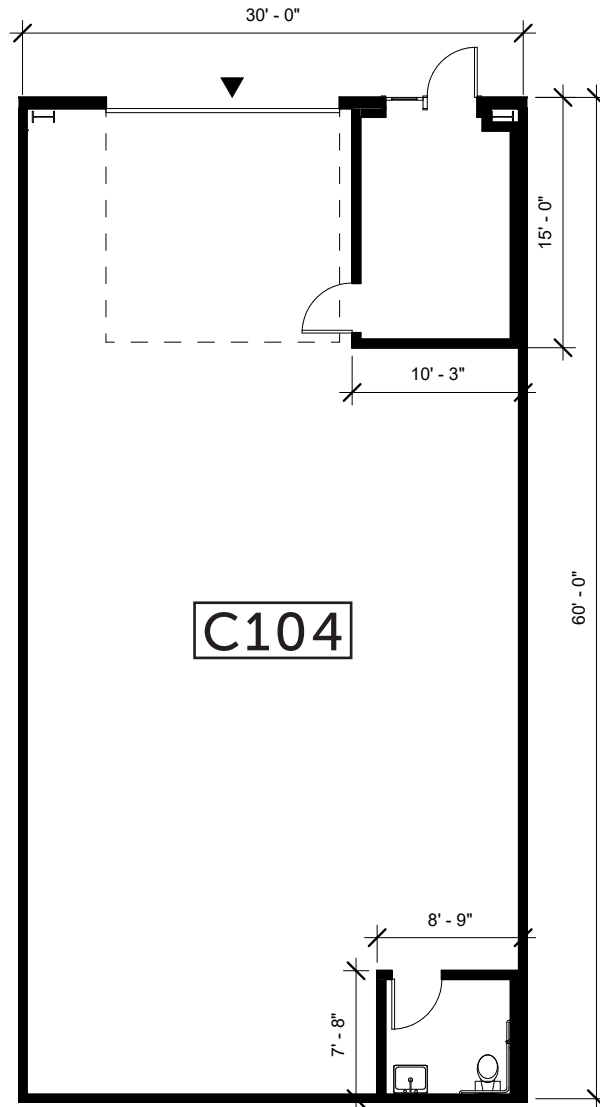
24TH STREET BUSINESS PARK



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

SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
C104	1,803 SF	220 SF	Available with 30 days notice; 1 Grade-level door



SPENCER MEAD
206.787.1476
smead@neilwalter.com

GRIFFIN DAY
206.787.1474
gday@neilwalter.com

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

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.

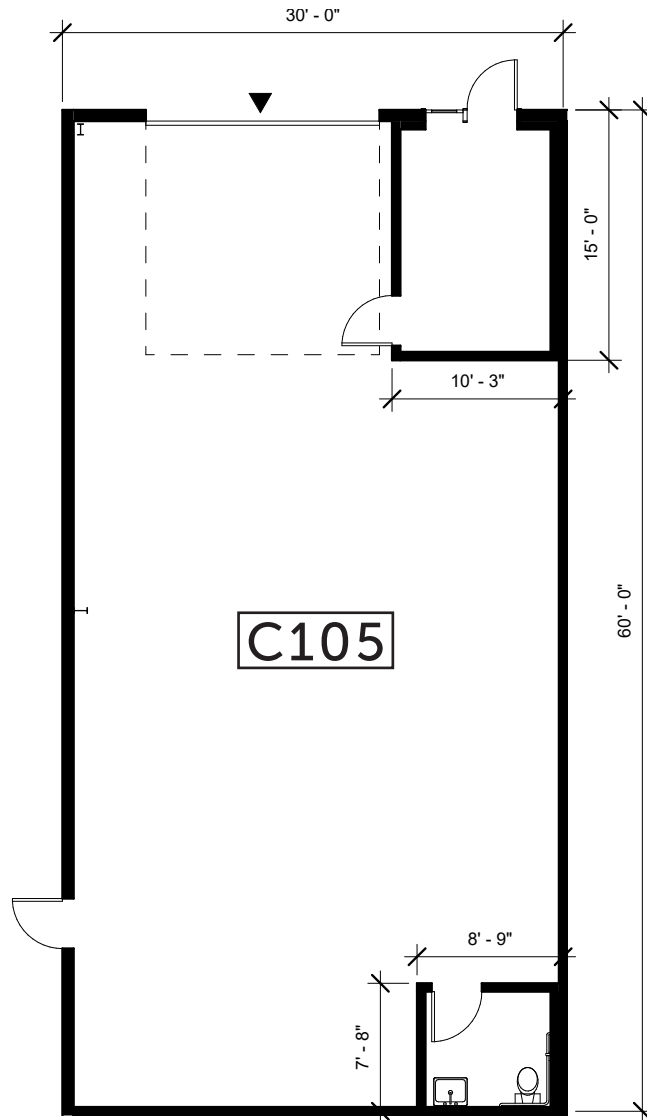
24TH STREET BUSINESS PARK



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

SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
C105	1,803 SF	220 SF	Available with 30 days notice; 1 Grade-level door



SPENCER MEAD
206.787.1476
smead@neilwalter.com

GRIFFIN DAY
206.787.1474
gday@neilwalter.com

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

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.