

# 24TH STREET BUSINESS PARK

FOR LEASE

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

## PREMIER BUSINESS PARK IN SOUTH KENT VALLEY



CALL BROKERS FOR LEASE RATE

**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!



**SPENCER MEAD**  
206.787.1476  
smead@neilwalter.com

**GRIFFIN DAY**  
206.787.1474  
gday@neilwalter.com

*professionally  
managed/owned by:*



# 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 GL door Can be split down to the individual bay size. 2,000 SF & 4,000 SF

## SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
A108	1,804 SF	61 SF	Available now; 1 GL door; Can be combined with A109 totaling 3,608 SF
A109	1,804 SF	391 SF	Available now; 1 GL door; Can be combined with A108 totaling 3,608 SF
C107	1,803 SF	220 SF	Available now; 1 GL 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.



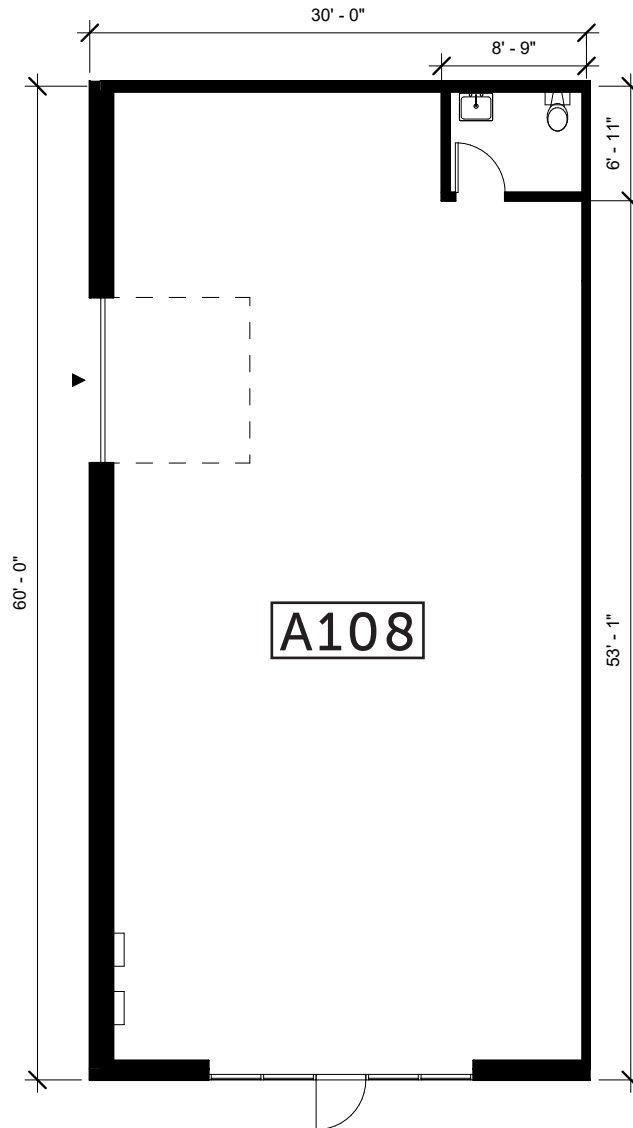
# 24TH STREET BUSINESS PARK



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

## SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
A108	1,804 SF	61 SF	Available now; 1 GL door; Can be combined with A109 totaling 3,608 SF



**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.

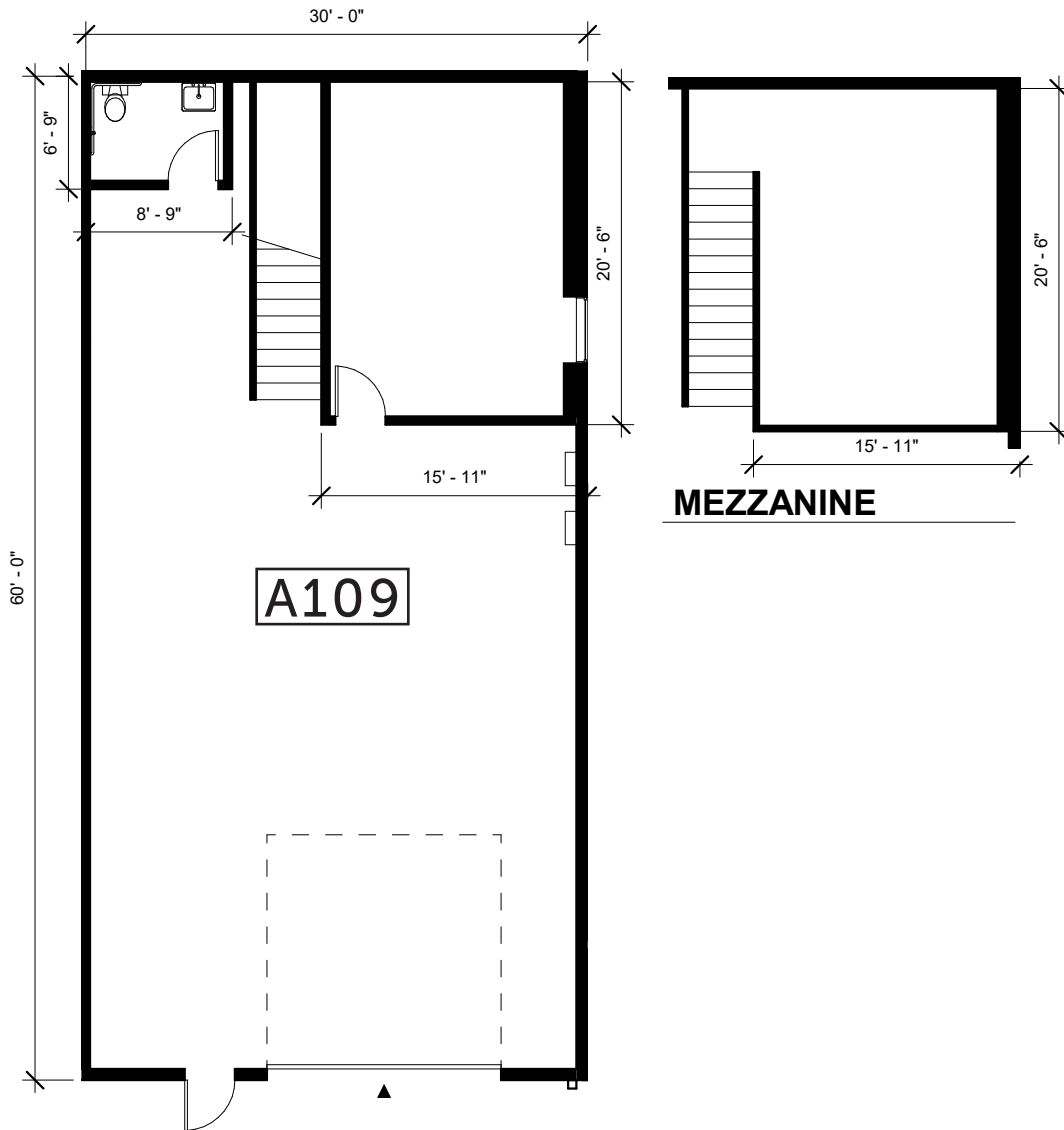
# 24TH STREET BUSINESS PARK



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

## SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
A109	1,804 SF	391 SF	Available now; 1 GL door; Can be combined with A108 totaling 3,608 SF



**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.

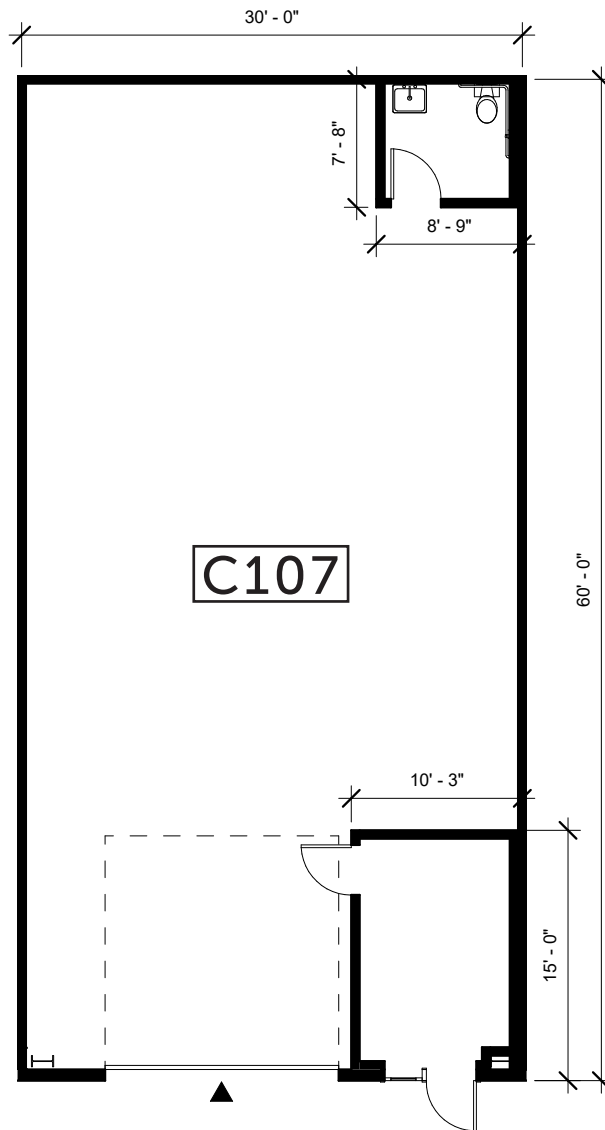
# 24TH STREET BUSINESS PARK

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



## SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
C107	1,803 SF	220 SF	Available now; 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.