

# LYDIG BUSINESS PARK

FOR LEASE - 10,100 SF

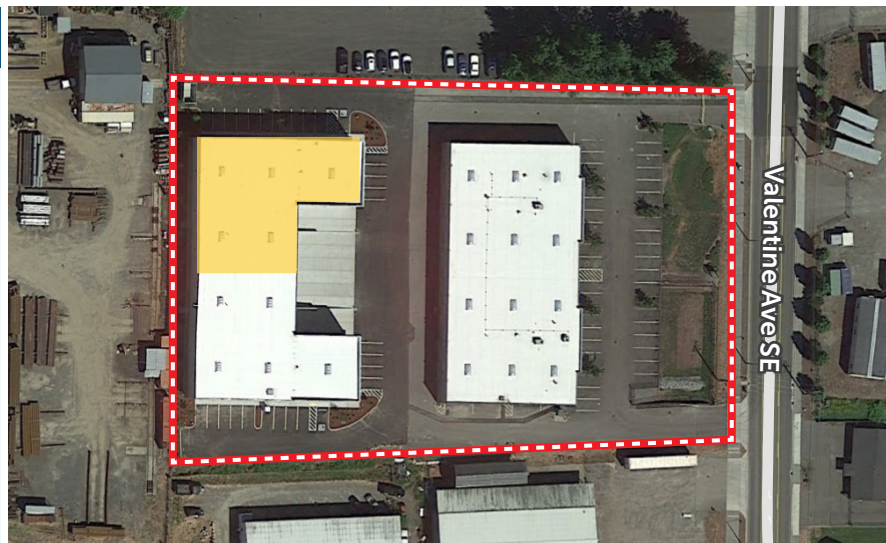
830 VALENTINE AVE SE | PACIFIC, WA 98047

## CLASS A INDUSTRIAL SPACE



### LEASE INFORMATION

<b>Available Size:</b>	10,100 SF Total
<b>Office:</b>	None. Break counter w/sink & restroom in whse
<b>Loading:</b>	2 DH, 1 GL
<b>Clear Height:</b>	24'
<b>Lease Rate:</b>	\$10,500/Month
<b>NNN Rate:</b>	\$3,897/Month
<b>Available:</b>	12/1/2025, possibly sooner



**KERMIT JORGENSEN**  
206.787.1475  
kjorgensen@neilwalter.com

**JOHN BLED SOE**  
206.787.1460  
jbledsoe@neilwalter.com

**MICHAEL ROY**  
206.940.7199  
michael.roy@kbcadvisors.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.

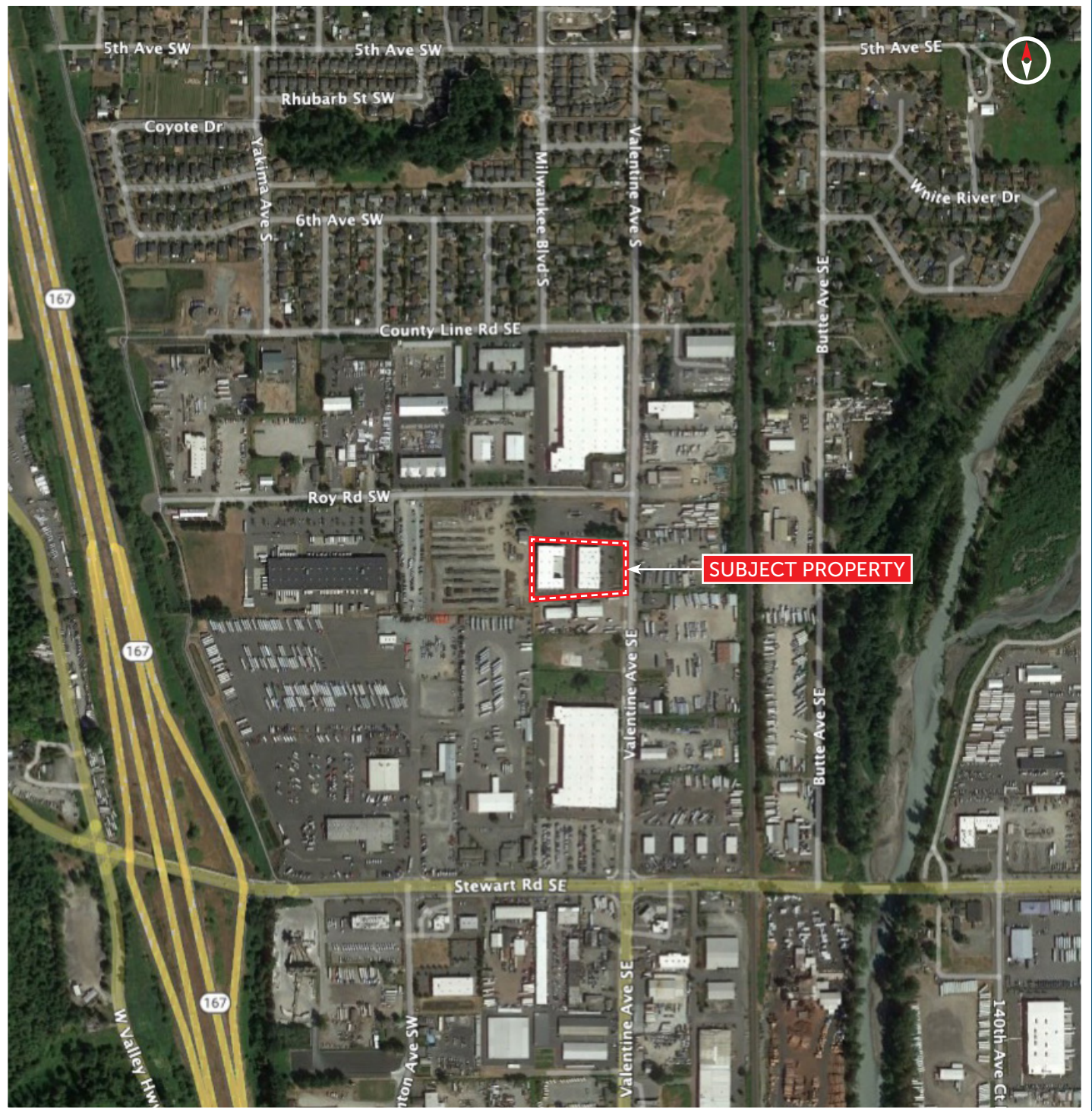


# LYDIG BUSINESS PARK

830 VALENTINE AVE SE | PACIFIC, WA 98047



NEIL WALTER  
COMPANY



NEIL WALTER  
COMPANY

**KERMIT JORGENSEN**

206.787.1475

kjorgensen@neilwalter.com

**JOHN BLEDSOE**

206.787.1460

jbledsoe@neilwalter.com

**MICHAEL ROY**

206.940.7199

michael.roy@kbcadvisors.com



KBCADVISORS

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.