

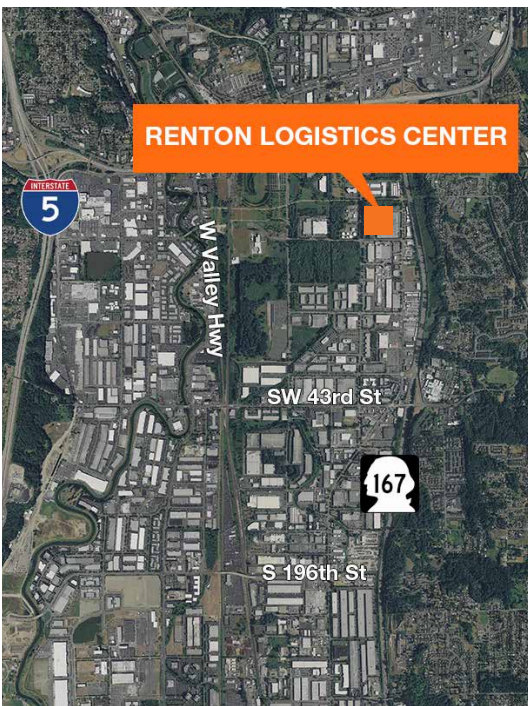
For Lease

Renton Logistics Center



300 SW 27th Street, Renton, WA
www.tiaakentvalley.com

137,520 SF Available with 2,592 SF Office



T-8 energy efficient lighting, 20 F.C.

Excellent access to I-405, I-5 and SR-167

19 dock-high doors and 2 drive-in doors

30' clear height

\$0.48 PSF shell / 0.85 PSF office, NNN

ESFR sprinklers

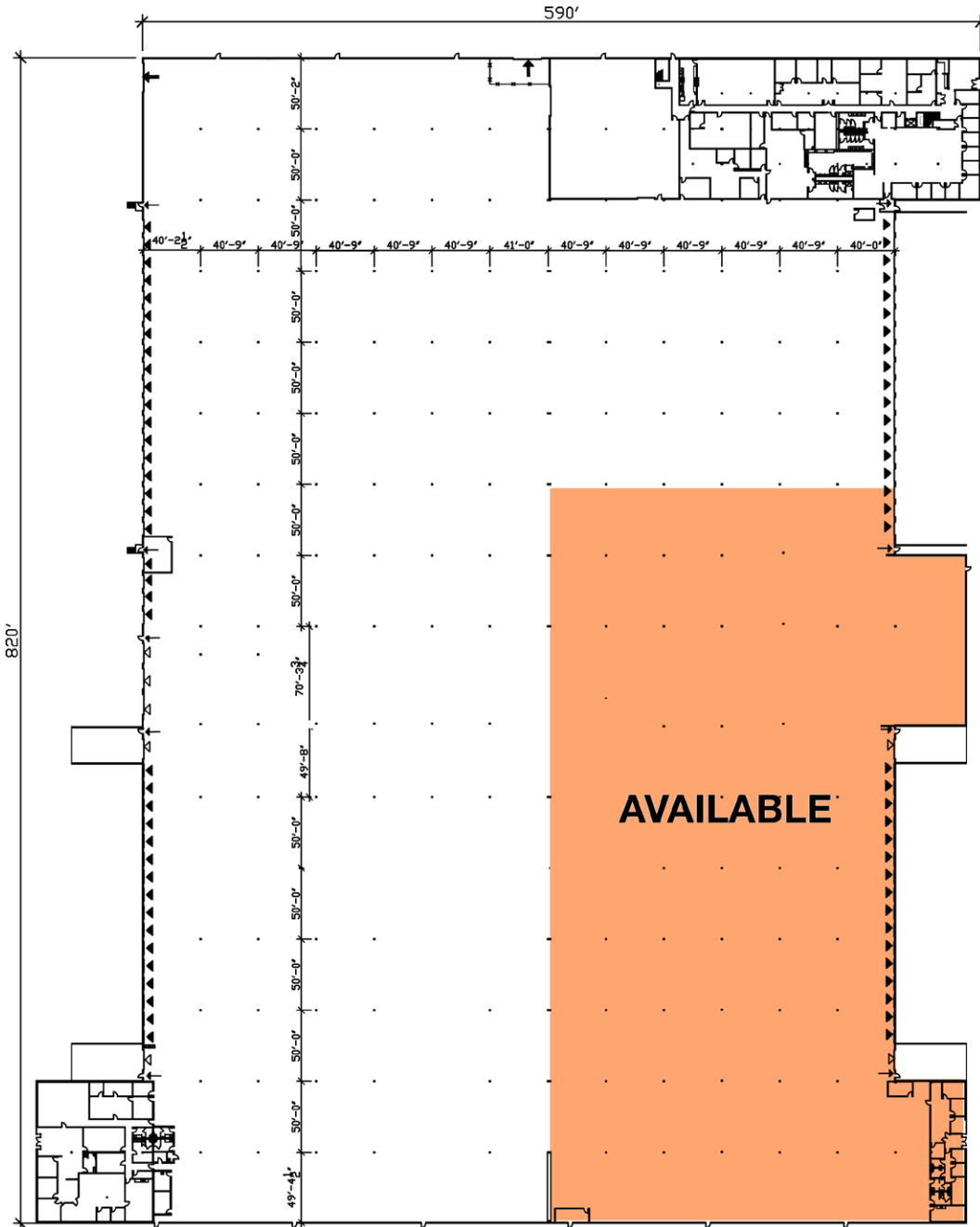
Available November 1, 2016

Contact

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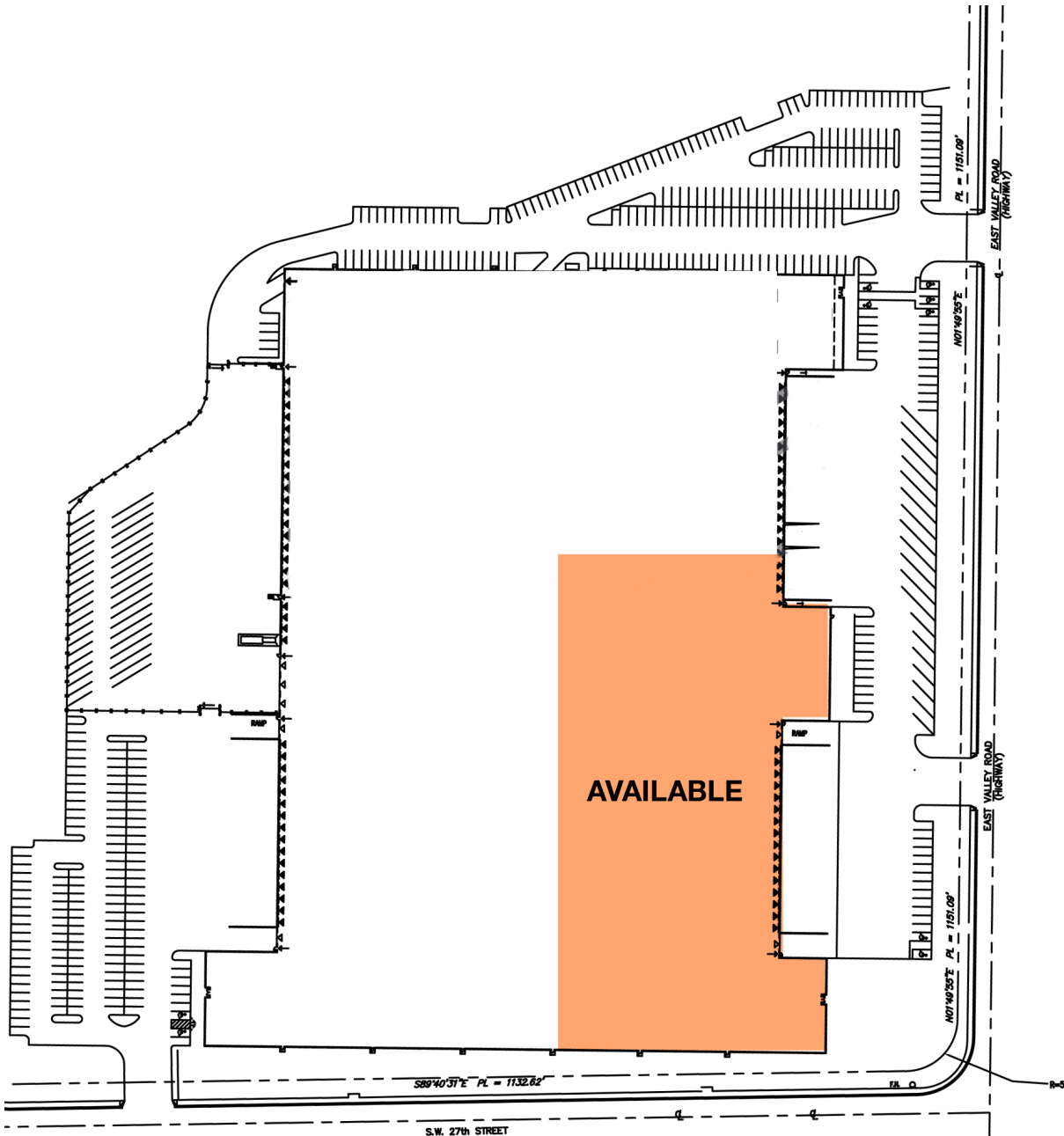
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BUILDING FACT SHEET

LOCATION	300 SW 27th Street, Renton, WA	
OWNER	TCAM Core Property Fund OPE	
JURISDICTION	City of Renton	
ARCHITECT	Connell Design	
DEVELOPMENT	Parcel Number:	219310-0010
	Site Area:	22.38 acres
	Rentable Area:	459,349 square feet
	Number of Stories:	One, with some mezzanine office area
	Parking:	Approximately 386 striped stalls (entire building)
	Standard Bay Size:	52' x 50'
	Bay Depth:	Varies - typical depth is 528' 8" from dock door to dock door; length is 820'2"
	Year Built:	1996
	Zoning:	IL - city of Renton
	BUILDING SPECIFICATIONS	Truck Maneuvering:
Clear Height:		Approximately 30'
Original Electrical Service:		3,000 amps, 277/480 volt, 3-phase for entire building
Heat:		Gas space heat per code
Skylights/Smoke Vents:		Per code
Sprinkler Rating:		ESFR and .32 gpm / 2,000 square feet
Loading Doors:		Non insulated, mechanical doors 72 total 9'x10' dock-high doors 9 total grade-level doors of various size
Roof:		Asphalt 3-ply built-up installed in 1997
Warehouse Floor:	5" unreinforced (3,000 PSI)	

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