

Campus Park

1,374 SF - 2,035 SF
of Warehouse/Office



 THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

Campus Park is owned and operated by:

 **Schnitzer**
PROPERTIES

ARNE SVENDSEN
(206) 947-2885
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SHANE MAHVI
(858) 442-0441
smahvi@andoverco.com



PROPERTY HIGHLIGHTS



IDEAL FOR LIGHT MANUFACTURING AND DISTRIBUTION WITH SMALL OFFICE.



ALL BAY UNITS HAVE RESTROOMS, SMALL OFFICE, AND RECEPTION AREA.



HIGH-QUALITY SPACE WITH NEW CARPET AND PAINT.



3-PHASE POWER.



GL LOADING DOORS (10' X 10').



14' - 15' CLEARANCE HEIGHT.



EXCELLENT ACCESS AND PROXIMITY TO I-5, SR-18, AND SR-99.



WITHIN MINUTES TO NEARBY BUSINESSES, BANKING, RESTAURANTS, AND RETAIL SERVICES.

PHOTOS

BUILDING 1

34310 9th Ave S
Federal Way, WA

BUILDING 2

1020 S 344th St
Federal Way, WA

BUILDING 3

1112 S 344th St
Federal Way, WA



AVAILABLE SPACES

1,374 SF - 2,035 SF

BUILDING 1

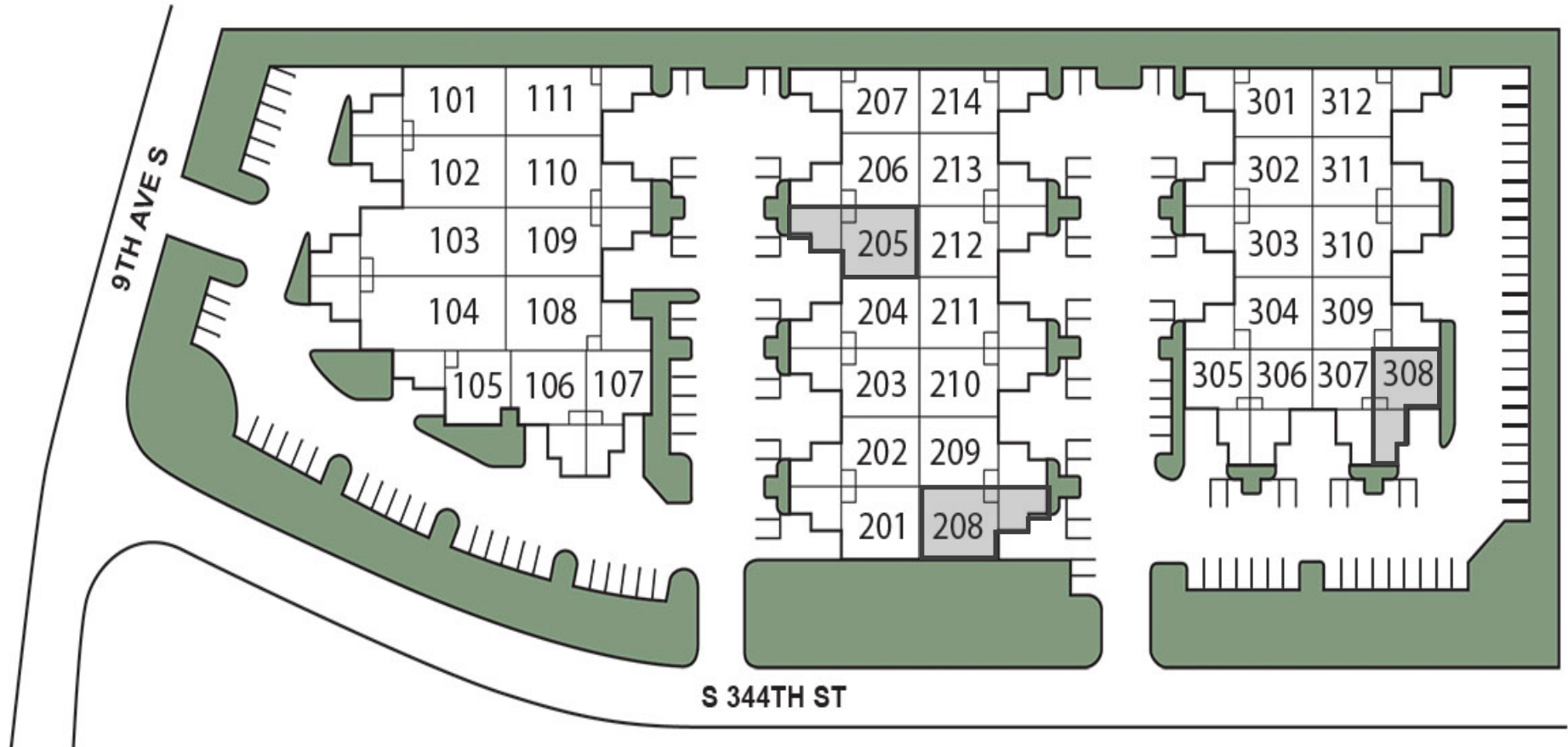
34310 9th Ave S
Federal Way, WA

BUILDING 2

1020 S 344th St
Federal Way, WA

BUILDING 3

1112 S 344th St
Federal Way, WA



AVAILABLE SPACES

1,374 SF - 2,035 SF

BLDG	SUITE	TOTAL SF	OFFICE SF	MONTHLY BASE RENT	EST. NNN'S	AVAILABLE	COMMENTS
2	208	2,035	569	\$2,748	\$819	May 1st, 2024	3 phase power, 1 GL.
2	205	2,004	690	\$2,605	\$806	Available with 30 days notice	3 phase power, 1 GL.
3	308	1,374	620	\$1,786	\$553	June 1st, 2024	3 phase power, 1 GL.

UNIT 208

1020 S 344th St
Federal Way, WA

BUILDING: 2

TOTAL SF: 2,035

OFFICE SF: 569

MONTHLY BASE RENT: \$2,748

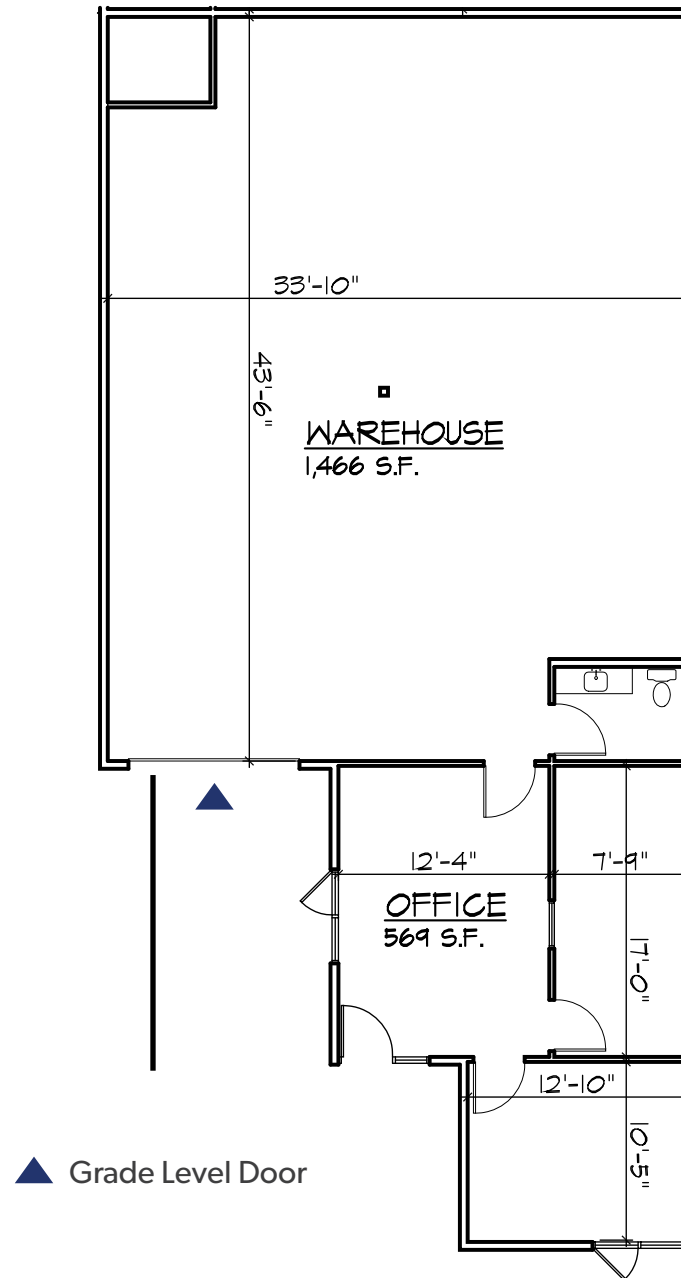
EST. NNN'S: \$819

AVAILABLE: MAY 1ST, 2024

LOADING: 1 GL

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▲ Grade Level Door



UNIT 205

1020 S 344th St
Federal Way, WA

BUILDING: 2

TOTAL SF: 2,004

OFFICE SF: 690

MONTHLY BASE RENT: \$2,605

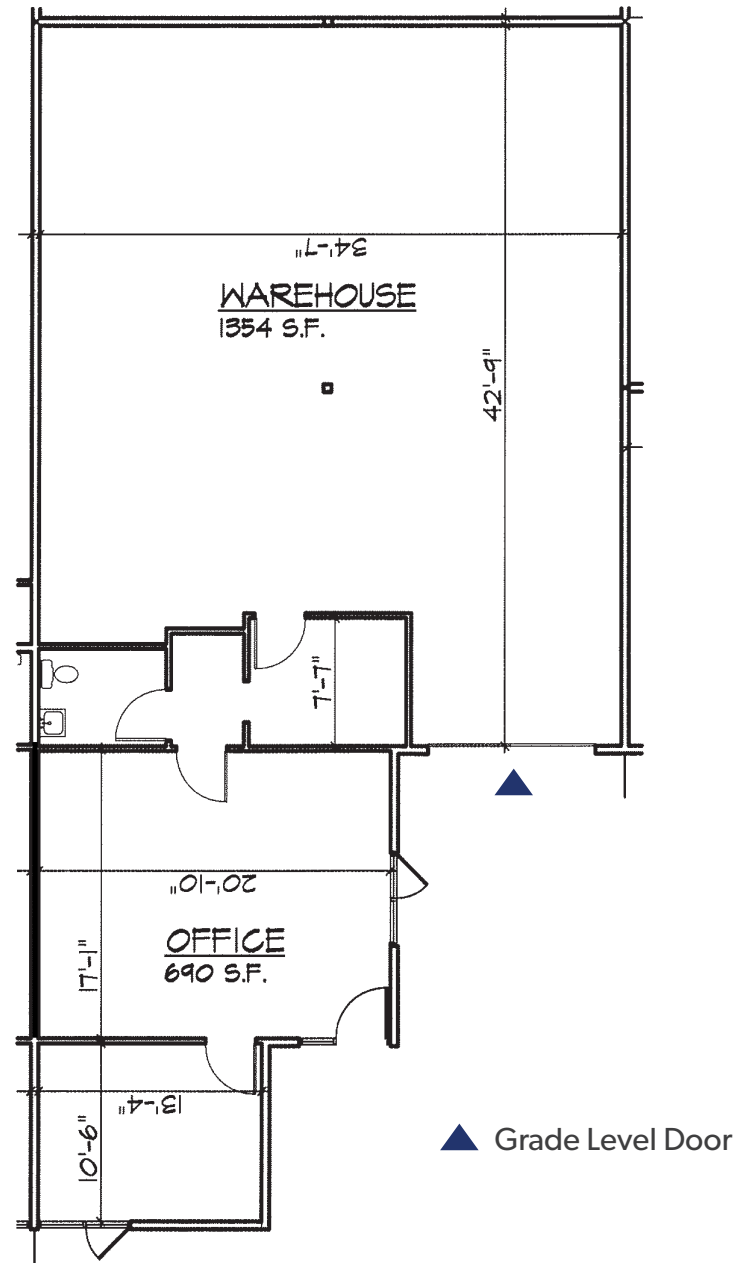
EST. NNN'S: \$806

AVAILABLE: AVAILABLE WITH 30
DAYS NOTICE

LOADING: 1 GL

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UNIT 308

1112 S 344th St
Federal Way, WA

BUILDING: 3

TOTAL SF: 1,374

OFFICE SF: 620

MONTHLY BASE RENT: \$1,786

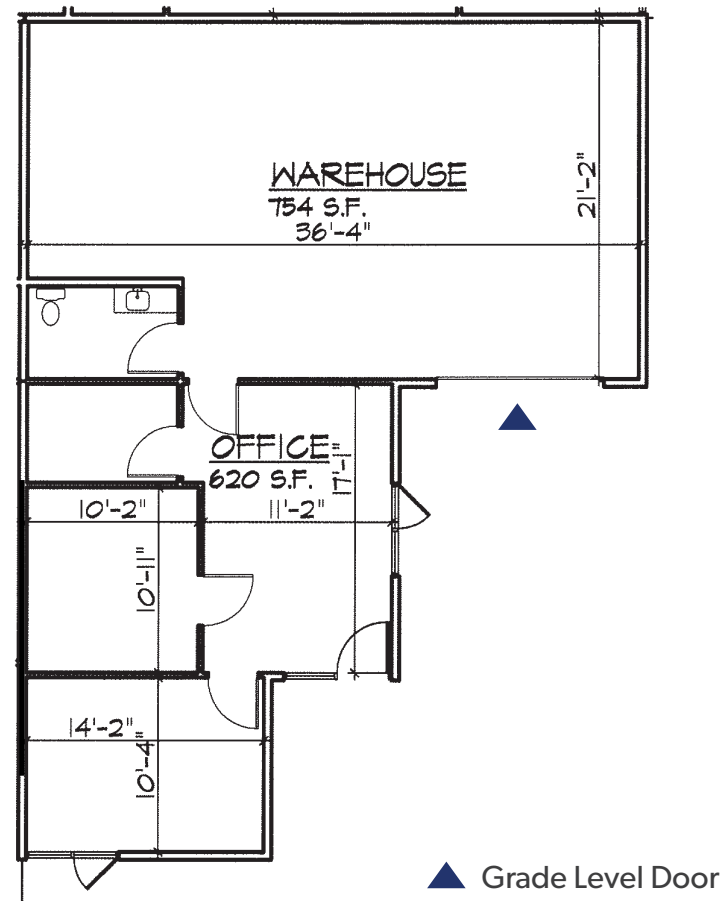
EST. NNN'S: \$553

AVAILABLE: JUNE 1ST, 2024

LOADING: 1 GL

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