



## Hill Investment - Space Center East

20231 72nd Avenue S, Kent, Washington 98032

### Property Features

- 51,342 SF (3,450 SF office)
- 24' clear height
- 3 DH & 3 GL doors
- Fully insulated space
- Heavy power (2,400 amps of primary power)
- Upgraded T-8 lighting
- Lease rate: \$0.48 PSF, NNN (shell); \$0.85 PSF, NNN (office)
- NNN (est.) = \$0.22
- Landlord okay with 3 year term
- Available now



For more information:

**Arie Salomon, SIOR, CCIM**

+1 425 586 5636 • [asalomon@nai-psp.com](mailto:asalomon@nai-psp.com)

**Jeff Forsberg, CCIM**

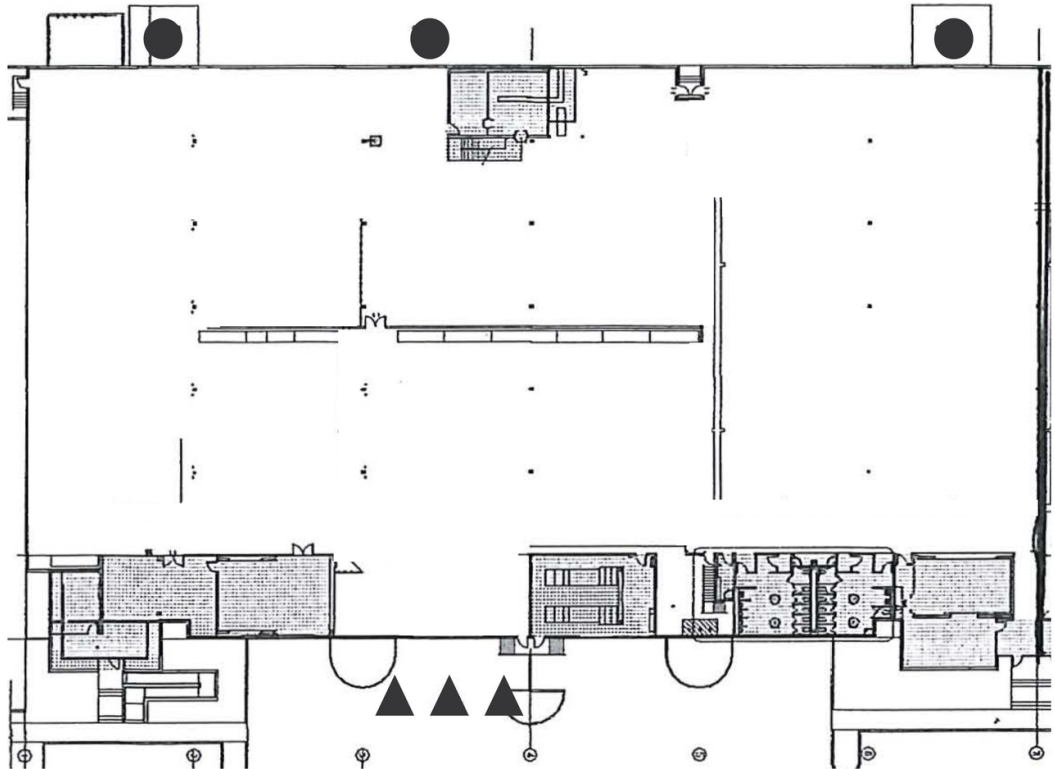
+1 425 586 5610 • [jforsberg@nai-psp.com](mailto:jforsberg@nai-psp.com)

**Taylor Hoff, SIOR**

+1 425 586 5634 • [thoff@nai-psp.com](mailto:thoff@nai-psp.com)

Industrial for Lease

# Hill Investment - Space Center East



● = Grade Level Doors

▲ = Dock High Doors



600 108th Avenue NE, Suite 340

Bellevue, WA 98004

+1 425 586 5600

[nai-psp.com](http://nai-psp.com)

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