

FEDERAL WAY BUSINESS PARK SOUTH



**WAREHOUSE/OFFICE
SPACE AVAILABLE**

34004-34016 9TH AVE S | FEDERAL WAY, WA

FOR MORE INFORMATION:

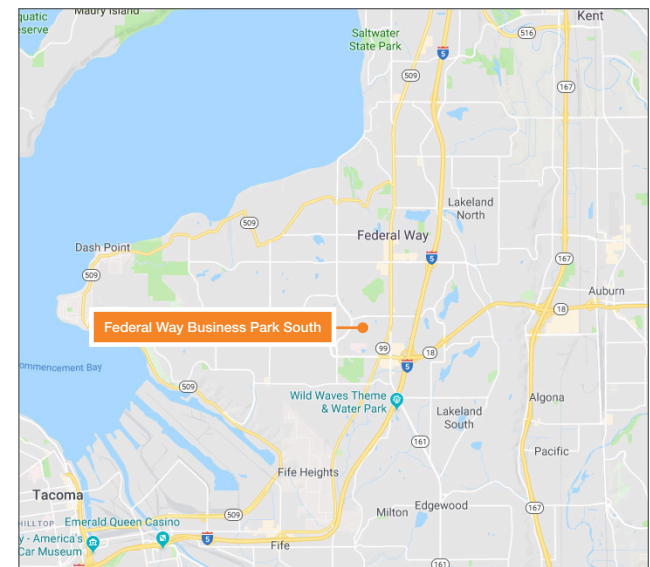
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Neil Walter Company
1940 East D St, Suite 100
Tacoma, WA 98421
www.neilwalter.com

PROPERTY FEATURES

- » **4 units left!**
- » From 4,083 to 5,916 SF
- » Call for lease rates
- » NNN - \$0.29/SF/MO
- » Abundant parking
- » Flexible build-out
- » Loading docks available



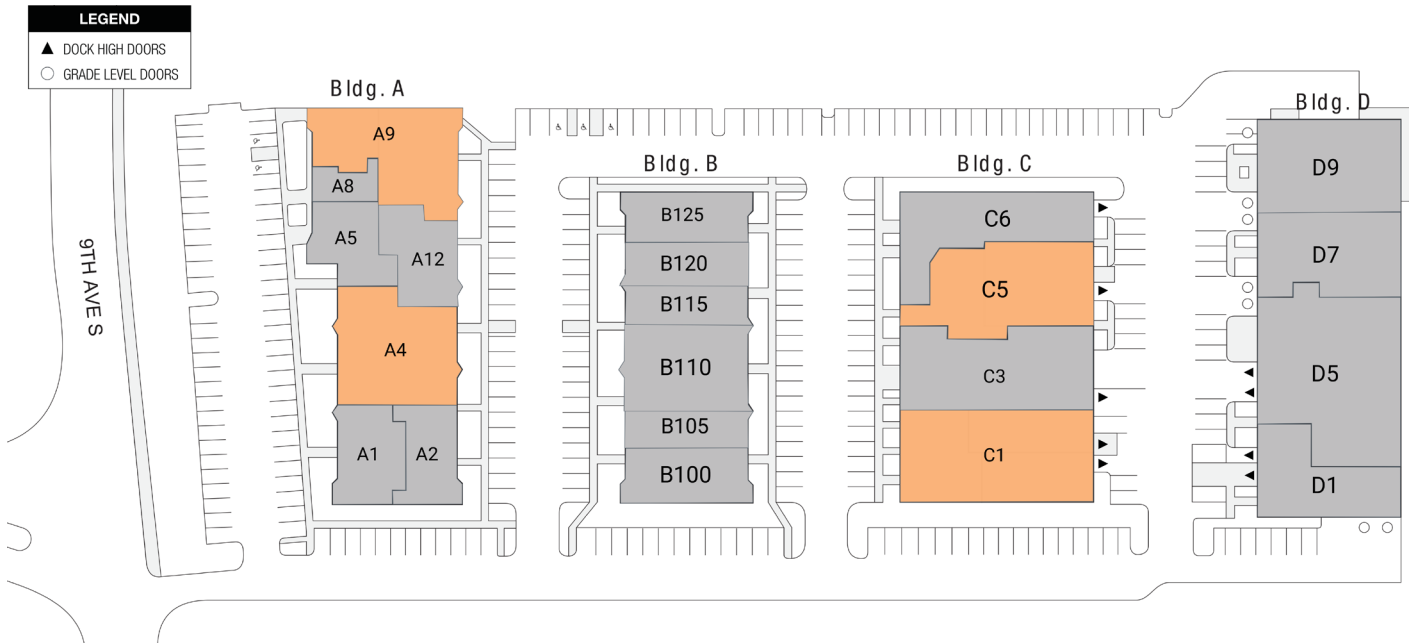
The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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SITE PLAN

■ AVAILABLE
 ■ OCCUPIED



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AVAILABILITIES

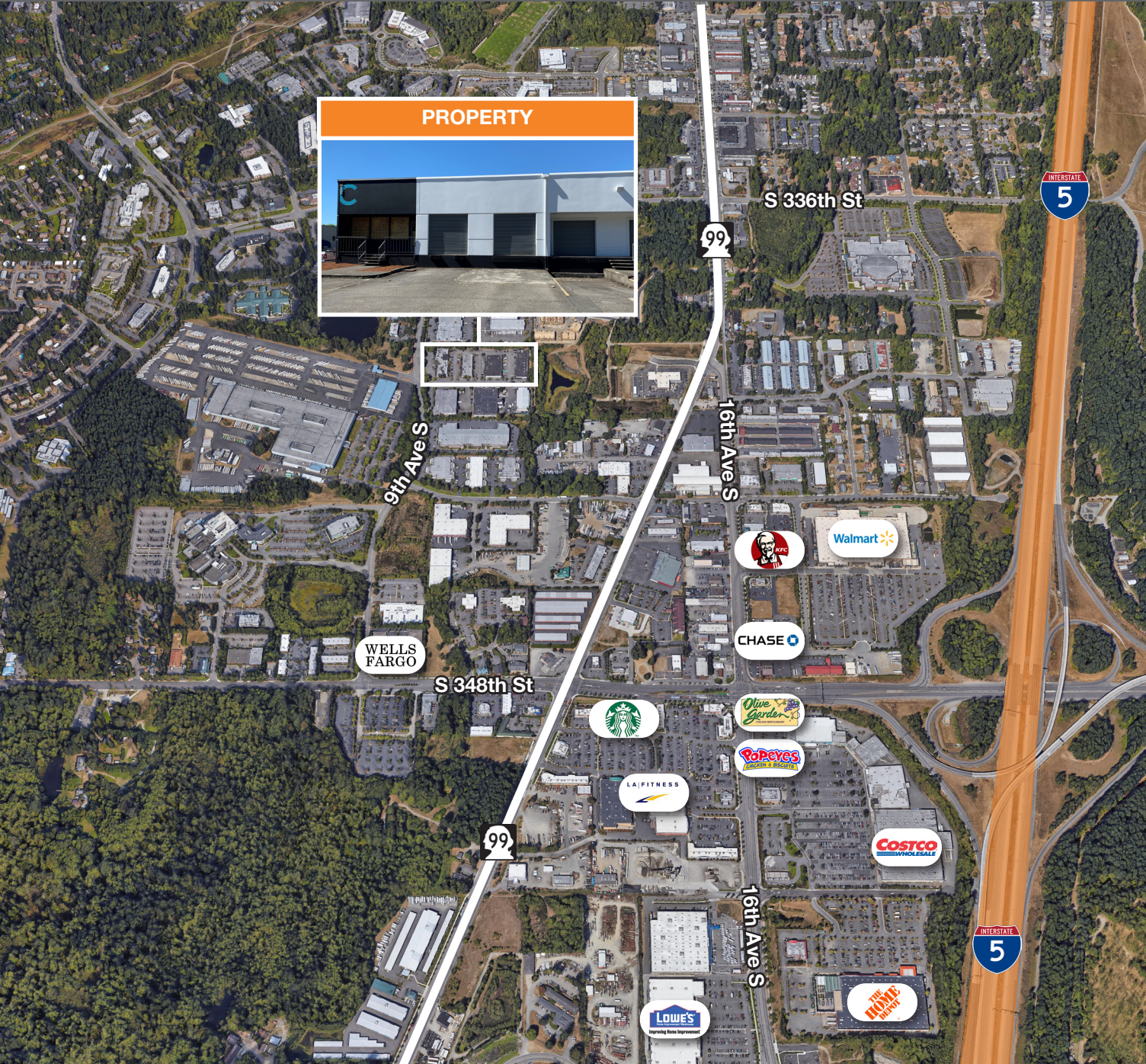
SUITE	TOTAL SIZE	WAREHOUSE SIZE	OFFICE SIZE	LOADING	FLOOR PLAN
A-9	4,083 SF	2,778 SF	1,305 SF	1 GL	VIEW PLAN
A-4	4,487 SF	2,535 SF	1,952 SF	1 GL	VIEW PLAN
C-5	4,925 SF	3,520 SF	1,405 SF	1GL, 1DH	VIEW PLAN
C-1	5,916 SF	4,825 SF	1,091 SF	3 DH	VIEW PLAN

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PROPERTY ADDRESS

AMENITIES MAP



PLANNED IMPROVEMENTS

- Landscape Upgrades
- Exterior Paint
- Asphalt Repair
- Tenant Signage
- Monument Signage
- Roof Repairs

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