



For Lease

Spanaway Industrial Park

15413 1st Avenue Court South Spanaway, WA 97445

2,750 - 3,100 SqFt - 3 single story buildings

Spanaway Industrial Park

15413 1st Avenue Court South Spanaway, WA 98445

Kiely@GridPropertyManagement.com

253-238-4833

spanawayindustrialpark.com

The Spanaway Industrial Park

PROPERTY FEATURES

- The Spanaway Industrial Park located at 15413 1st Avenue Court South in Spanaway, Washington is made up of five buildings comprising approximately 22, 027 square feet of leasable space. The business park consists of industrial suites ranging in size from 960 square feet to 3,070 square feet.
- Located right off of I-205, the Spanaway Industrial Park is ideal for businesses that need office, warehouse, storage, or light, manufacturing/production space.
- Each building on site is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans. Many of the warehouse suites contain office build-out.
- The Spanaway Industrial Park will benefit from a site-wide renovation that is scheduled to begin the Fall of 2021.



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Current Availability

INDUSTRIAL SPACE

- Suite 1E - Available Now
- Suite 1-A, 1-B Available **07/18/2024**
- Suite 3E - Available Now
- Suite 2F - Available Now
- Suite 3H - Available **02/27/2024**
- Suite 3C- **LEASED**

YARD SPACE

- Spanaway Industrial Park-Yard Space - Available On **04/15/2024**

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Suite 1-A, 1-B

Amenities

- 2,520 SqFt
- Private Offices
- Assigned Parking
- Visitor Parking
- Open Floor Plan



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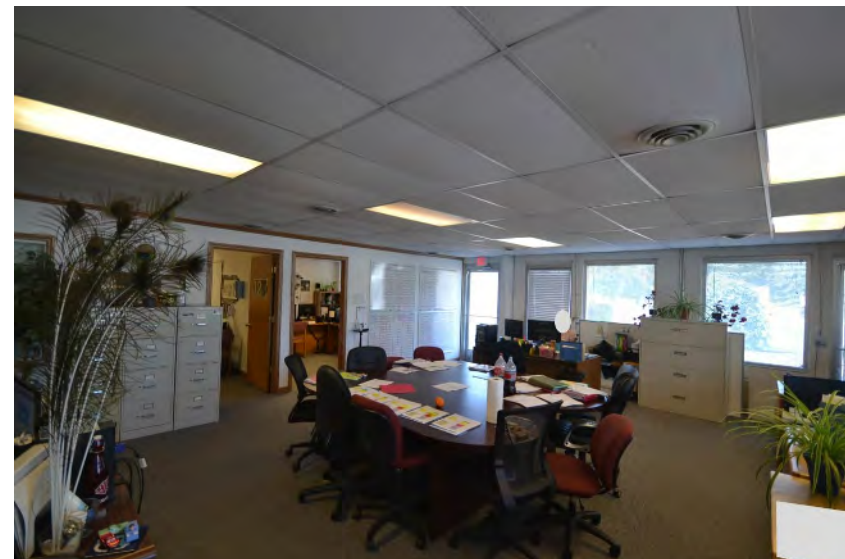
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Suite 1-A, 1-B



- The first-year base rent rate is \$14.85 per year per square foot (\$3,118.50 per month) plus \$4.95 per year per square foot pro-rata allocation of triple net (NNN) costs (\$1,039.50 per month), resulting in all-in lease costs of \$ \$4,158.00 per month for year 1 with 5% annual increases on base rent.
- **The base rent for month six (\$3,118.50) will be FREE, but the tenant must still pay the operating expenses, due for that month. This only applies to month 6 of the lease, all other months will be charged as normal. *Must sign a least a 12-month lease.**
- Tenants will also pay for their own garbage, internet, and phone bills.



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Suite 1-E

Amenities

- 1,309 SqFt
- Office Space
- Flex Space
- Retail Space
- Glass Entry Door
- Common Restrooms



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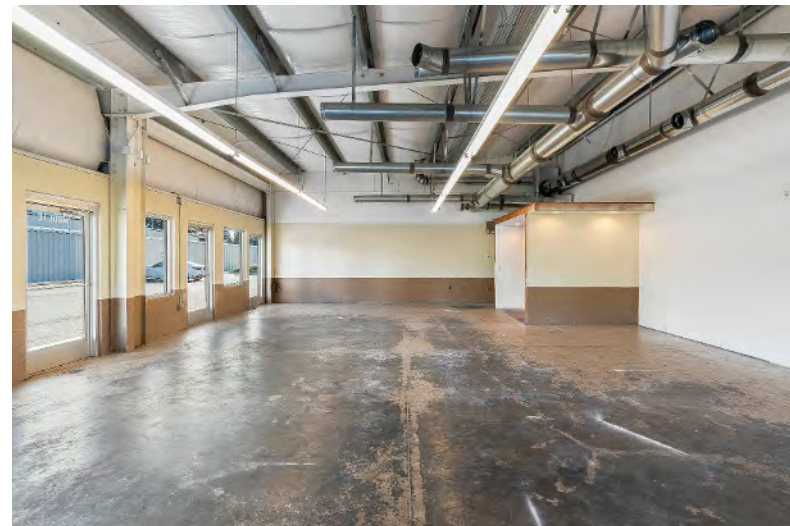
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Suite 1-E



- The first-year base rent rate is \$14.00 per year per square foot (\$1,527.17 per month) plus \$4.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$436.33 per month), resulting in all-in lease costs of \$1,963.50 per month for year 1 with 5% annual increases on base rent.
- ****The base rent for month six (\$1,527.17) will be FREE, but the tenant must still pay the operating expenses, due for that month. This only applies to month 6 of the lease, all other months will be charged as normal. *Must sign a least a 12-month lease.****
- Tenants will also pay their own electricity, garbage, internet, and phone bills.



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Suite 2-F

Amenities

- 1,381 SqFt
- High Ceiling Clearance
- Office Build-Out
- Common Restrooms
- Roll up door



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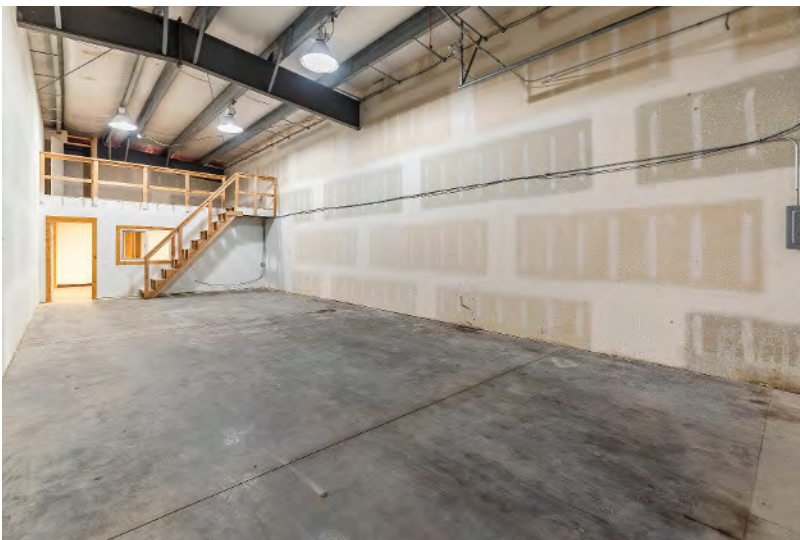
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Suite 2-F



- The first-year base rent rate is \$15.00 per year per square foot (\$1,726.25 per month total) plus \$4.95 per year per square foot pro-rata allocation of triple net (NNN) costs (\$569.66 per month), resulting in all-in lease costs of \$2,295.91 per month for year 1 with 5% annual increases on base rent.
- ****The base rent for month six (\$1,726.25) will be FREE, but the tenant must still pay the operating expenses, due for that month. This only applies to month 6 of the lease, all other months will be charged as normal. *Must sign a least a 12-month lease.****
- Tenants will also pay their own electricity, internet, garbage, and phone bills.



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Suite 3-E

Amenities

- 1,200 SqFt
- Private Restroom
- High Ceiling Clearance Warehouse
- Drive-In Roll -Up Door
- Man Door Entry



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Suite 3-E

- The first-year base rent rate is \$13.25 per year per square foot (\$1,325.00 per month total) plus \$4.95 per year per square foot pro-rata allocation of triple net (NNN) costs (\$495.00 per month), resulting in all-in lease costs of \$1,820.00 per month for year 1 with 5% annual increases on base rent.
- **The base rent for month six (\$1,325.00) will be FREE, but the tenant must still pay the operating expenses, due for that month. This only applies to month 6 of the lease, all other months will be charged as normal. *Must sign a least a 12-month lease.**
- Tenants will also pay their own internet and phone bills.



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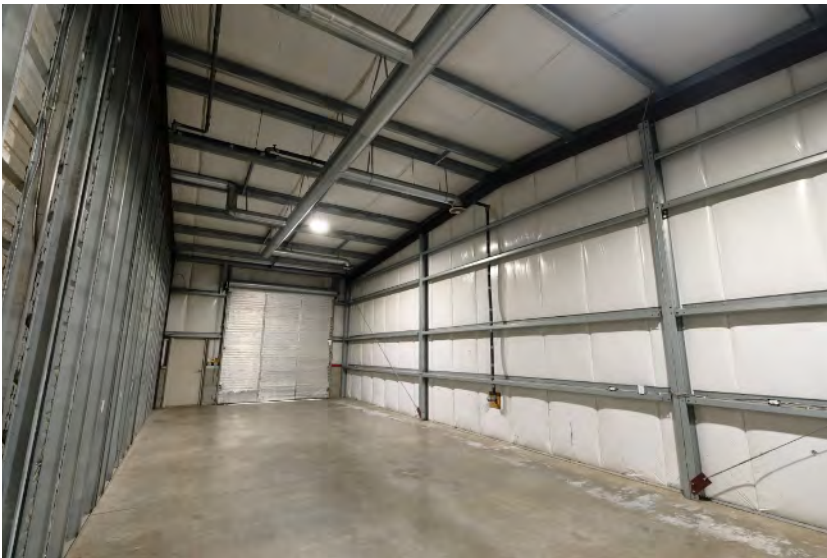
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Suite 3-H

Amenities

- 1,200 SqFt
- 1 Drive-In Roll Up Door
- Drive-In Roll-Up Door
- High Ceiling Clearance Warehouse
- Warehouse space



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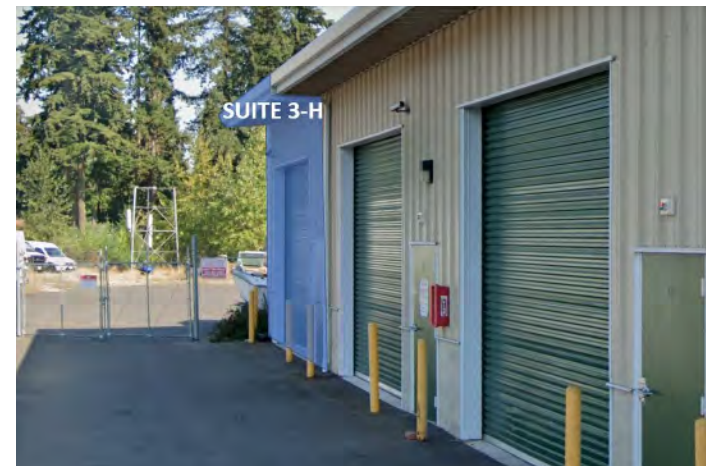
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Suite 3-H



- The first-year base rent rate is \$16.86 per year per square foot (\$1,686.00 per month) plus \$4.95 per year per square foot pro-rata allocation of triple net (NNN) costs (\$495.00 per month), resulting in all-in lease costs of \$2,181.00 per month for year 1 with 5% annual increases on base rent.
- *The base rent for month six (\$1,686.00) will be FREE, but the tenant must still pay the operating expenses, due for that month. This only applies to month 6 of the lease, all other months will be charged as normal. *Must sign a least a 12-month lease.*
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Yard Space

- 21,300 SF parcel available starting April 15, 2024.
- \$2,200.00/month



