

Industrial Property For Lease

// 824 3RD AVENUE SOUTH

Kent, WA 98032



// PRESENTED BY:

CLAYTON MCFARLAND
COMMERCIAL & LEASING MANAGER
509.344.4929
CMCFARLAND@G-B.COM



// PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Lease
\$0.83/SF/Month NNN
1,200 SF of Office Space
3 Dock High Doors
400 AMP, 3 Phase Power
14' Clear Height
Zoned M-2
Suite 824 features a compressed air pipe system
Building is fully sprinkled

SPACES	LEASE RATE	SPACE SIZE
824 3rd Street S	\$0.83 SF/month	19,281 SF
830 3rd Street S	\$0.83 SF/month	16,931 SF
832 3rd Street S	\$0.83 SF/month	15,973 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	996	3,528	8,871
Total Population	1,994	8,334	21,801
Average HH Income	\$49,550	\$63,642	\$66,328

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824 3rd Avenue South // Kent, WA 98032

// ADDITIONAL PHOTOS



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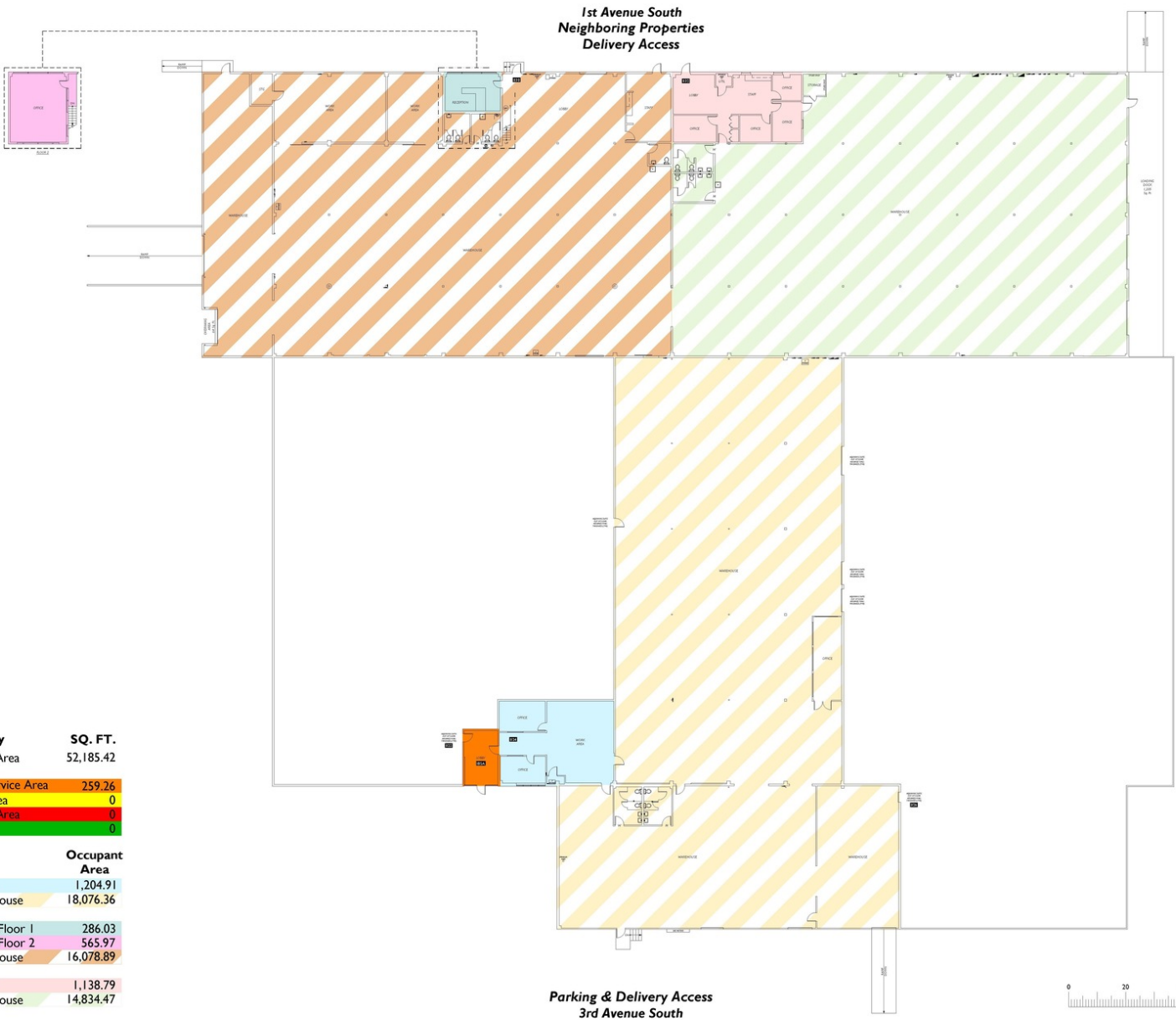


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// SITE PLAN



Floor Summary

	SQ. FT.
Total Occupant Area	52,185.42
Inter-Building Service Area	259.26
Floor Service Area	0
Building Service Area	0
Total Vertical	0

Occupant Area

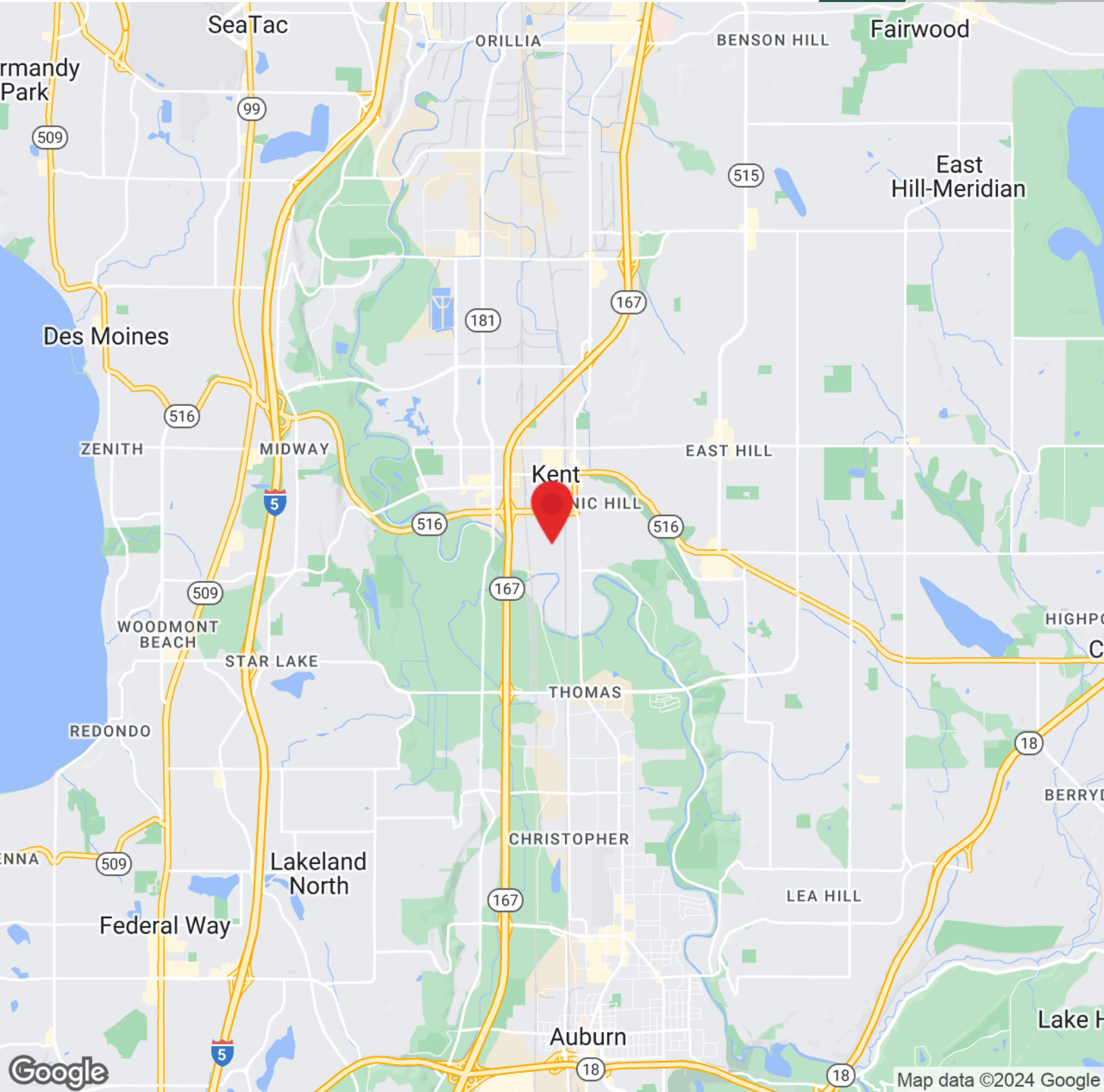
Suite #	Area
Suite 824 Office	1,204.91
Suite 824 Warehouse	18,076.36
Suite 830 Office Floor 1	286.03
Suite 830 Office Floor 2	565.97
Suite 830 Warehouse	16,078.89
Suite 832 Office	1,138.79
Suite 832 Warehouse	14,834.47

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// LOCATION MAP



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