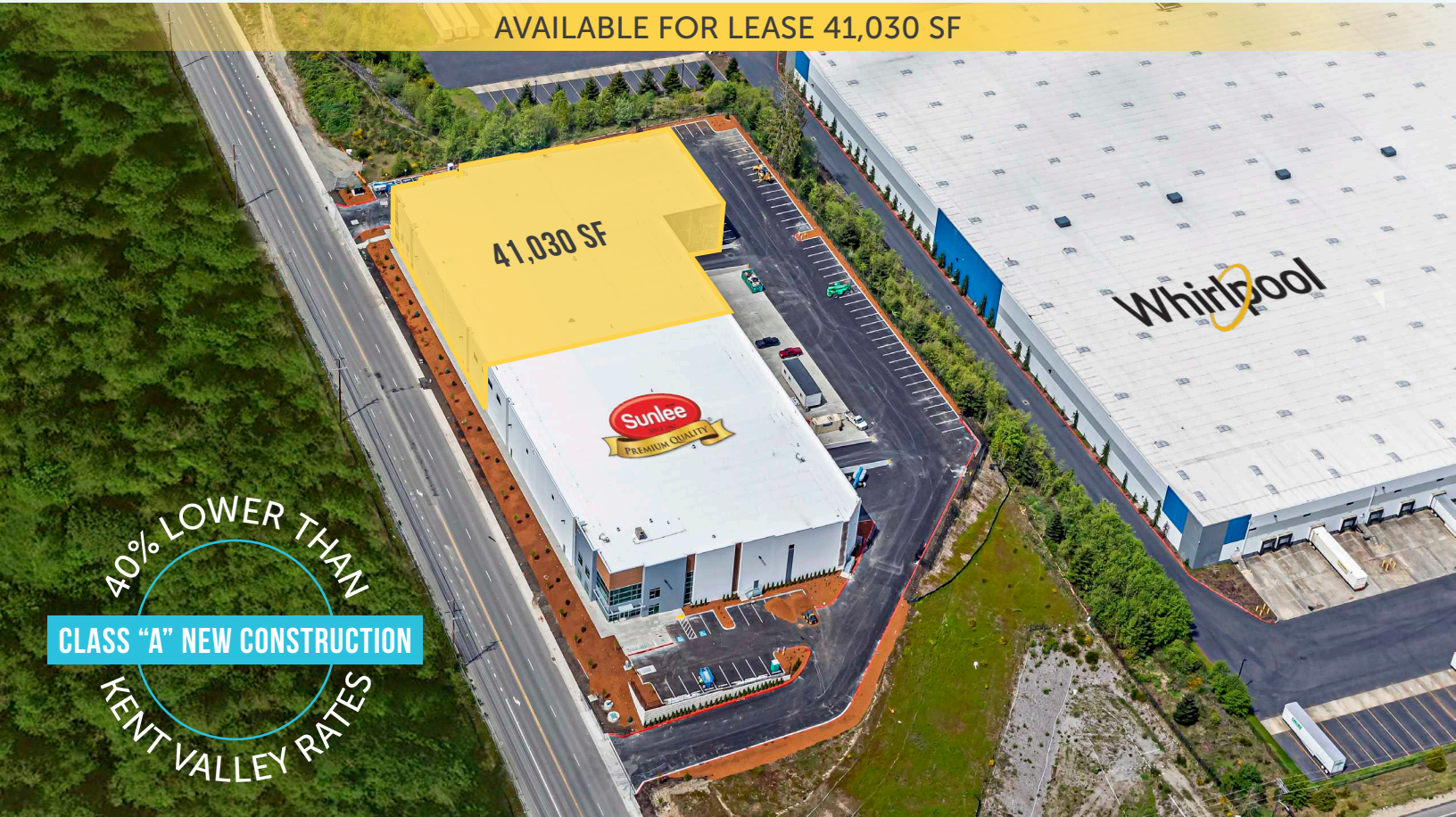


SUN LEE BUILDING FOR LEASE - 41,030 SF

3651 200TH ST E | UNINCORPORATED PIERCE COUNTY (FREDERICKSON)

RARE SMALL INDUSTRIAL SPACE - FREDERICKSON MARKET

AVAILABLE FOR LEASE 41,030 SF



LEASE INFO

Building Size:	82,215 SF
Available Size:	41,030 SF
Office Size:	Built-To-Suit
Parcel Size:	6 Acres
Lease Rate:	\$0.75/SF/Mo (Shell)
Lease Type:	NNN

Short term or dead storage deals considered!

PROPERTY HIGHLIGHTS

1 (12x14) GL Door & 5 (9x10) DH Doors

36' Clear Height

56' x 60' Column Spacing

Sprinkler System - ESFR, K-17 Heads

Dock Equipment - 40k Lb. Hydraulic Dock Levelers, Seals and Lights at Each Position

Power - 277/480, +/- 800 Amps

Truck Court Depth - 128'

Truck Apron - 60' Reinforced



SCOTT PRICE
253.779.2419

sprice@neilwalter.com

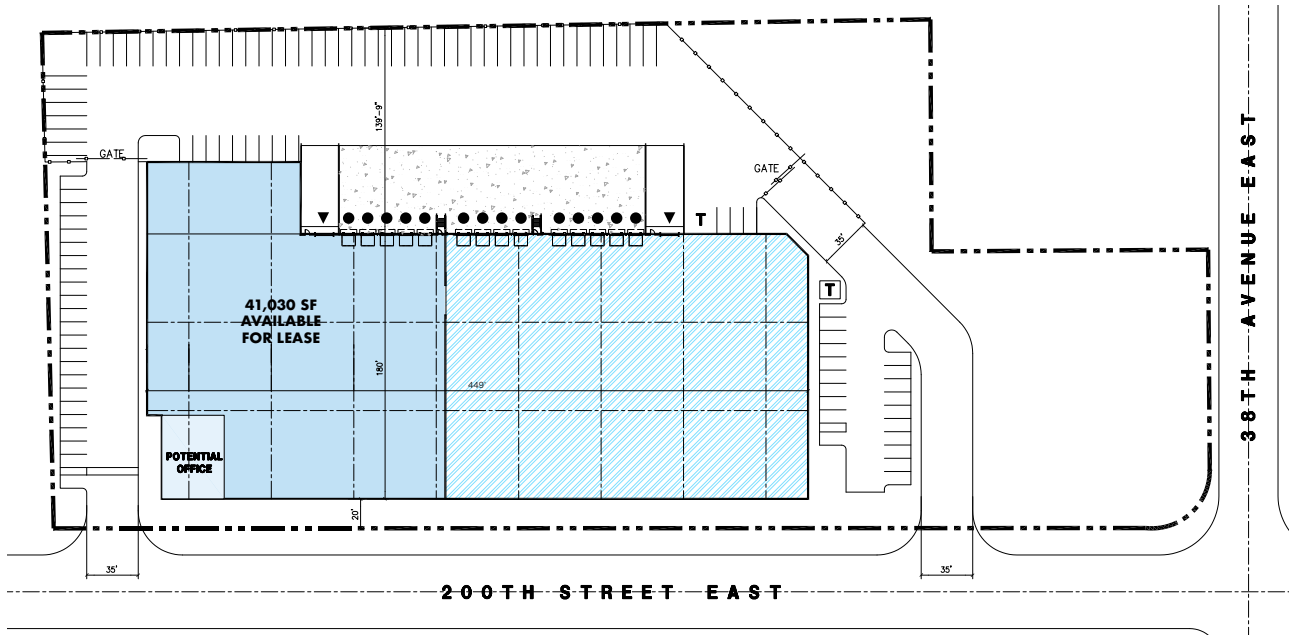
KERMIT JORGENSEN
206.787.1475

kjorgensen@neilwalter.com

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