

# 3451 S 84TH STREET

245,987 SF Industrial Sublease



## LISTING INFORMATION

<b>ADDRESS:</b>	3451 S 84th Street, Lakewood WA
<b>AVAILABLE SF:</b>	245,987 SF, with 3,125 SF of Office
<b>LEASE RATE:</b>	\$0.78 PSF, NNN
<b>TERM:</b>	Available immediately. Term expires 7/31/27.
<b>LOADING:</b>	74 dock doors 4 grade doors Cross dock loading with dock levelers
<b>CLEAR HEIGHT:</b>	32'
<b>POWER:</b>	3,000 amps 480v 3-phase power
<b>SPRINKLERS:</b>	ESFR
<b>TRUCK COURT:</b>	120' truck maneuvering with fully fenced and secured truck court
<b>TRAILER STALLS:</b>	33 trailer parking stalls

## LOCATION



*The information provided herein is from sources we deem reliable, however it is provided without any guarantee or representation as to its accuracy. Prospective parties should independently verify all information prior to entering into any agreements.*

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



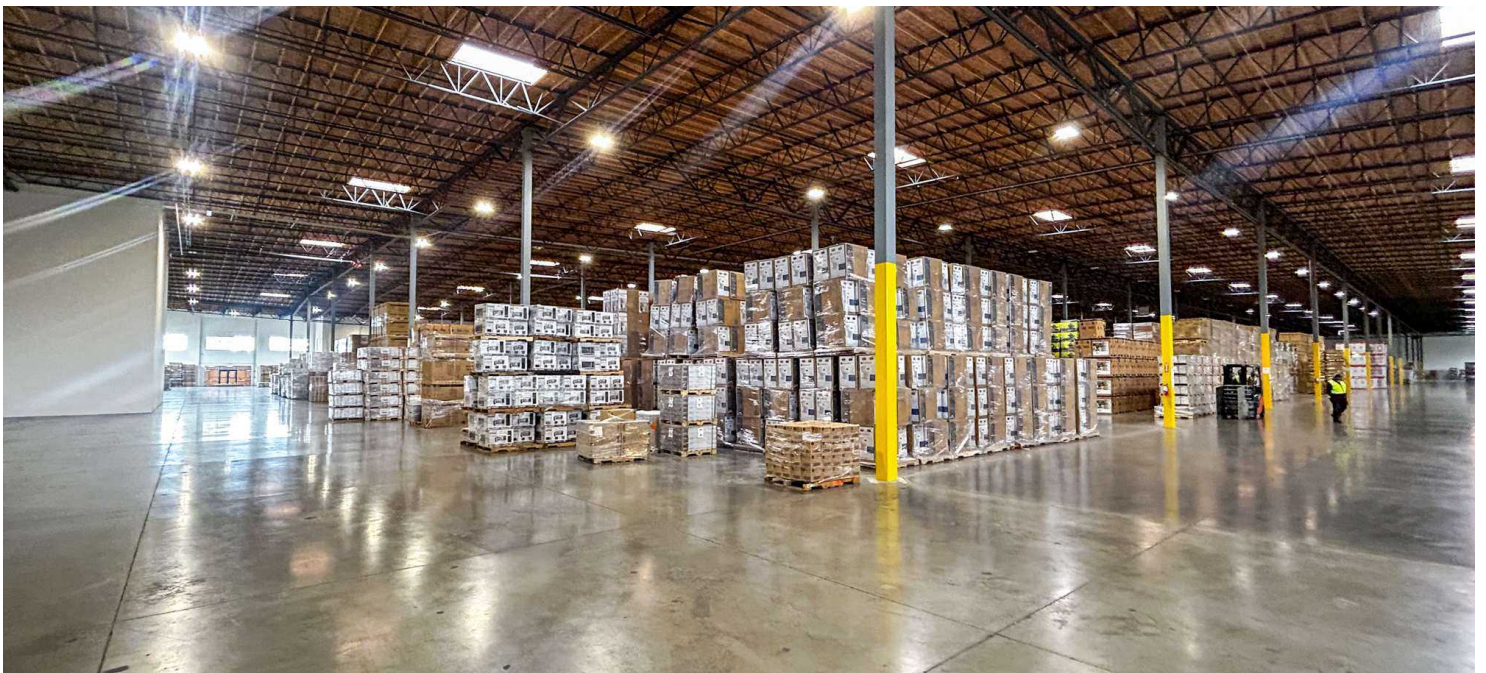
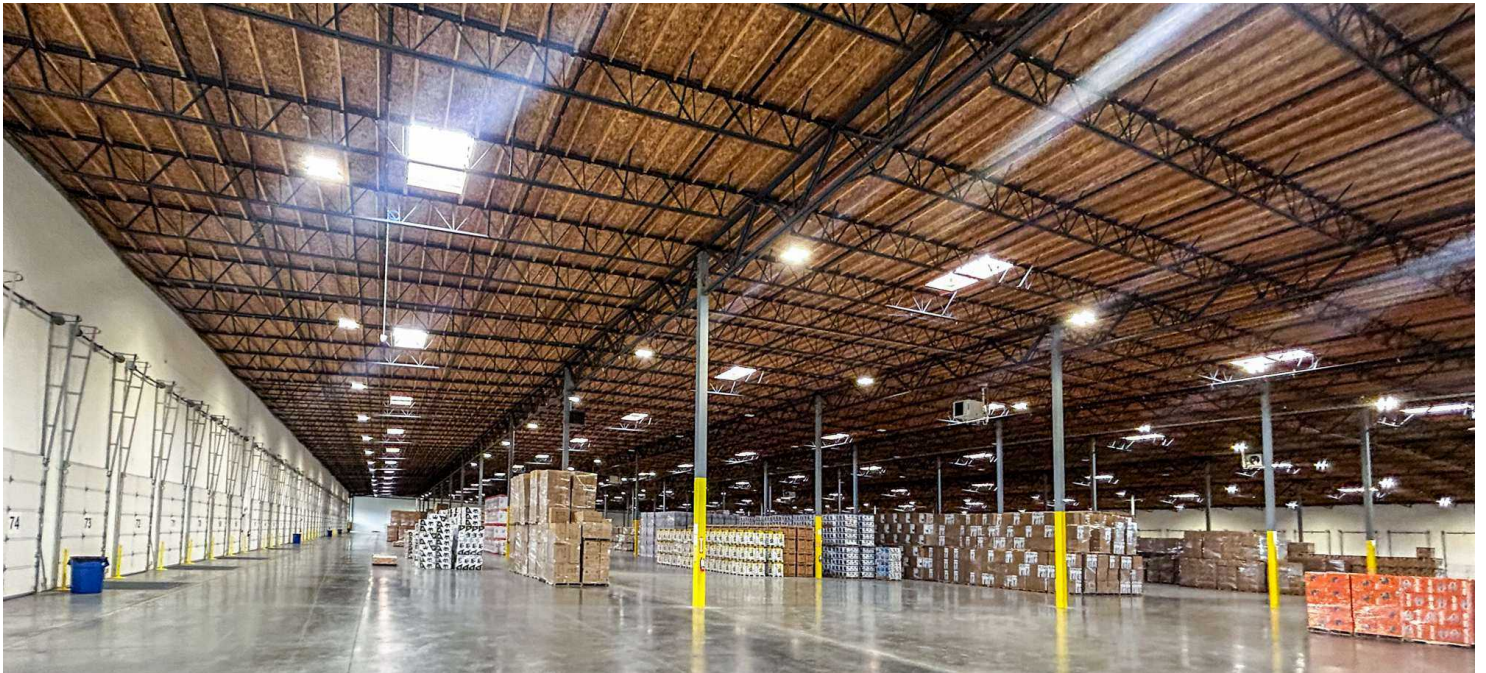
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**S 84TH STREET**

245,987 SF Industrial Property

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