

# PACIFIC BUSINESS PARK

FOR LEASE: 10,564 SF OR 12,797 SF W/SMALL YARD

201 & 219 FRONTAGE RD N | PACIFIC, WA 98047



## PROPERTY HIGHLIGHTS

- Space refresh underway including new paint, office flooring and fixtures, warehouse lighting
- Immediate Hwy-167 north and south bound access
- Abundant parking

## 201-C LEASE INFO

|                        |                                |
|------------------------|--------------------------------|
| <b>Available Size:</b> | 12,797 SF Total                |
| <b>Office Size:</b>    | 2,792 SF on 2 floors           |
| <b>Warehouse Size:</b> | 10,970 SF                      |
| <b>Yard Space:</b>     | 7,000 SF                       |
| <b>Loading:</b>        | 2 DH; 3 GL (oversized 14'x16') |
| <b>Lighting:</b>       | LED in Warehouse               |
| <b>Clear Height:</b>   | 18'                            |
| <b>Sprinklers:</b>     | Yes                            |
| <b>Power:</b>          | 400 Amps; 480/277 Volts        |
| <b>Lease Rate:</b>     | Call Broker                    |
| <b>NNN Rate:</b>       | \$0.28/SF/Month                |

## 219-B LEASE INFO

|                        |                          |
|------------------------|--------------------------|
| <b>Available Size:</b> | 10,564 SF Total          |
| <b>Office Size:</b>    | 3,784 SF on 2 floors     |
| <b>Warehouse Size:</b> | 6,780 SF                 |
| <b>Yard Space:</b>     | 7,000 SF                 |
| <b>Loading:</b>        | 2 GL (oversized 14'x16') |
| <b>Lighting:</b>       | LED in Warehouse         |
| <b>Clear Height:</b>   | 18'                      |
| <b>Sprinklers:</b>     | Yes                      |
| <b>Power:</b>          | TBD                      |
| <b>Lease Rate:</b>     | Call Broker              |
| <b>NNN Rate:</b>       | \$0.28/SF/Month          |



**GRIFFIN DAY**

206.787.1474

gday@neilwalter.com

**JIM HONAN**

206.787.1464

jhonan@neilwalter.com

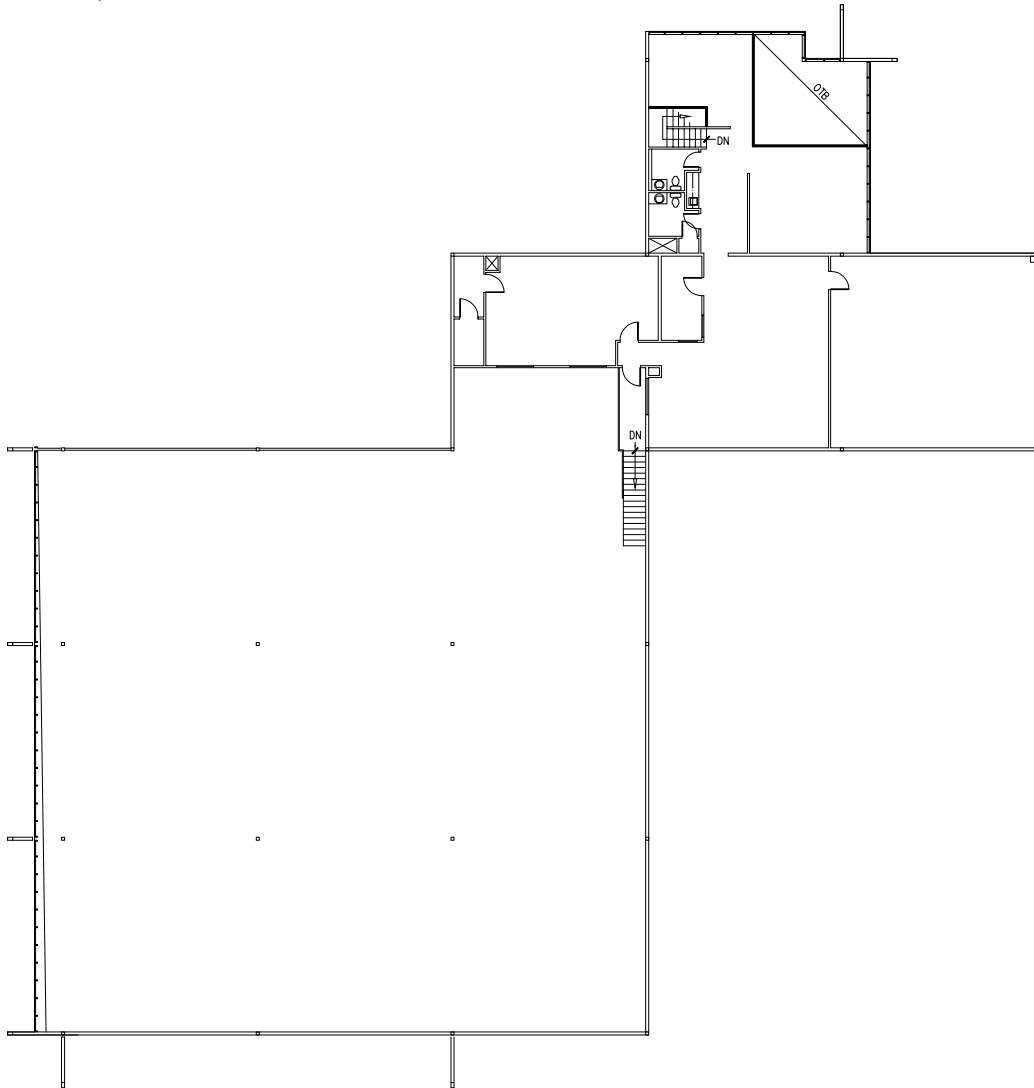
All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# PACIFIC BUSINESS PARK

201 & 219 FRONTAGE RD N | PACIFIC, WA 98047



|                        |                                |
|------------------------|--------------------------------|
| <b>Suite:</b>          | 201-C                          |
| <b>Available Size:</b> | 12,797 SF Total                |
| <b>Office Size:</b>    | 2,792 SF on 2 floors           |
| <b>Warehouse Size:</b> | 10,970 SF                      |
| <b>Loading:</b>        | 2 DH; 3 GL (oversized 14'x16') |



**GRIFFIN DAY**  
206.787.1474  
gday@neilwalter.com

**JIM HONAN**  
206.787.1464  
jhonan@neilwalter.com

550 S Michigan St  
Seattle, WA 98108  
206.787.1800  
www.neilwalter.com

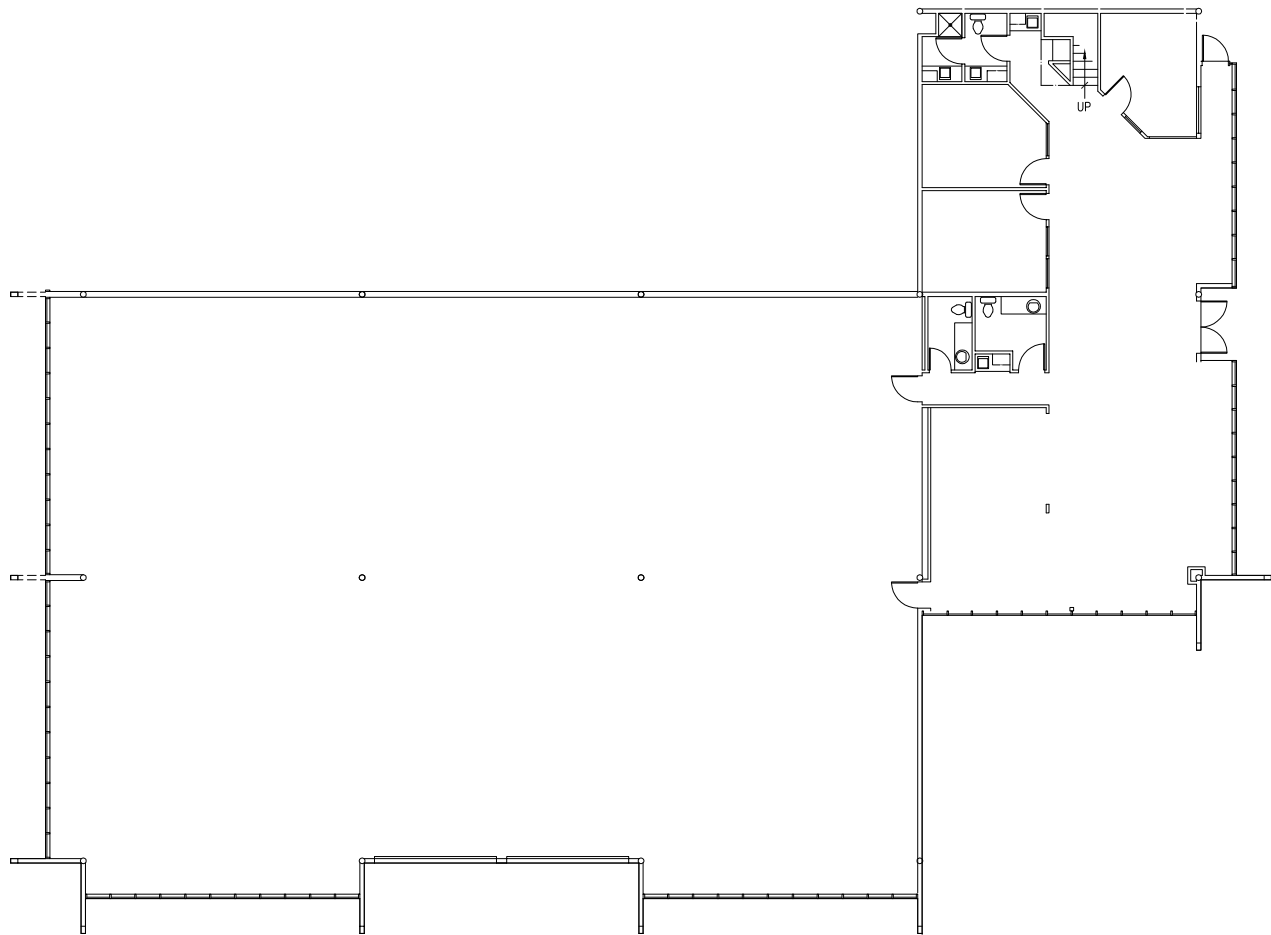
All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# PACIFIC BUSINESS PARK

201 & 219 FRONTAGE RD N | PACIFIC, WA 98047



|                        |                          |
|------------------------|--------------------------|
| <b>Suite:</b>          | 219-B                    |
| <b>Available Size:</b> | 10,564 SF Total          |
| <b>Office Size:</b>    | 3,784 SF on 2 floors     |
| <b>Warehouse Size:</b> | 6,780 SF                 |
| <b>Yard Space:</b>     | 7,000 SF                 |
| <b>Loading:</b>        | 2 GL (oversized 14'x16') |



**GRIFFIN DAY**  
206.787.1474  
gday@neilwalter.com

**JIM HONAN**  
206.787.1464  
jhonan@neilwalter.com

550 S Michigan St  
Seattle, WA 98108  
206.787.1800  
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# PACIFIC BUSINESS PARK

201 & 219 FRONTAGE RD N | PACIFIC, WA 98047



**GRIFFIN DAY**  
206.787.1474  
gday@neilwalter.com

**JIM HONAN**  
206.787.1464  
jhonan@neilwalter.com

550 S Michigan St  
Seattle, WA 98108  
206.787.1800  
www.neilwalter.com

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.