

MOUNTAIN INDUSTRIAL CENTER

LEASE
RATE

\$1.25 /SF/MONTH, NNN (\$0.30)

MOUNTAIN INDUSTRIAL CENTER

Available Now For Lease: ±2,976 - 20,998 SF

3411 90TH ST S, LAKEWOOD, WA 98499

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

LAURA FOX, CCIM
253.722.1441
laura.fox@kidder.com

KIDDER.COM

 Kidder
Mathews

MOUNTAIN INDUSTRIAL CENTER



PROPERTY OVERVIEW

	±2,976 SF
BAY SIZES AVAILABLE	±3,059 SF (Can be combined for up to ±20,998 SF)
GRADE LEVEL DOORS	14' x 12'
CLEAR HEIGHT	21' - 26' (pitched roof)
OFFICE SPACE	Build-to-suit
BASE RENT (MONTHLY)	\$1.25 + NNN
NNN	Est. \$0.30/SF
ZONING	Industrial (AC-2) APZ-11 Overlay → LAND USE TABLE → ZONING CODE → ZONING CODE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



MOUNTAIN INDUSTRIAL CENTER

3 MIN

TO I-5

5 MIN

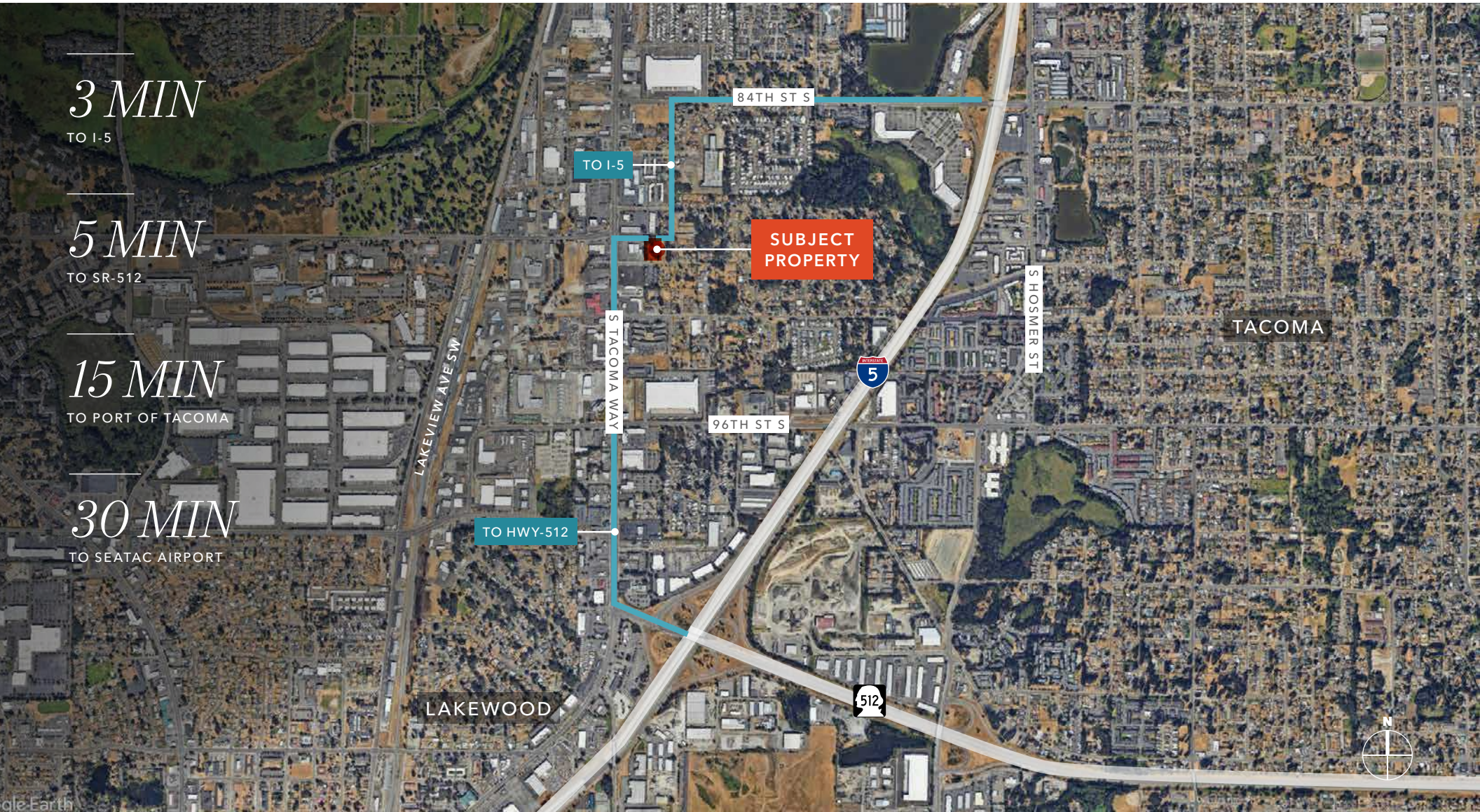
TO SR-512

15 MIN

TO PORT OF TACOMA

30 MIN

TO SEATAC AIRPORT

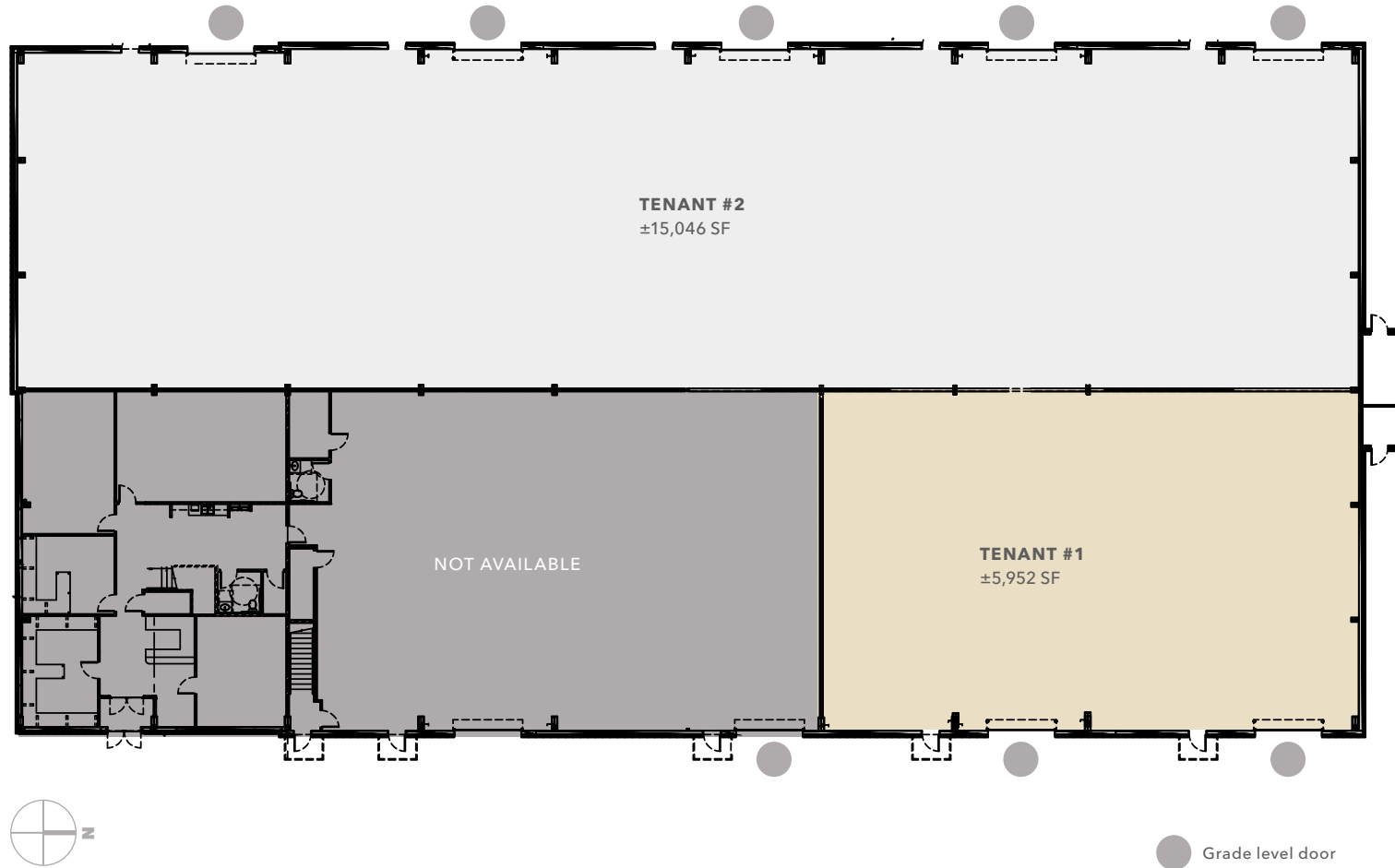


KIDDER.COM

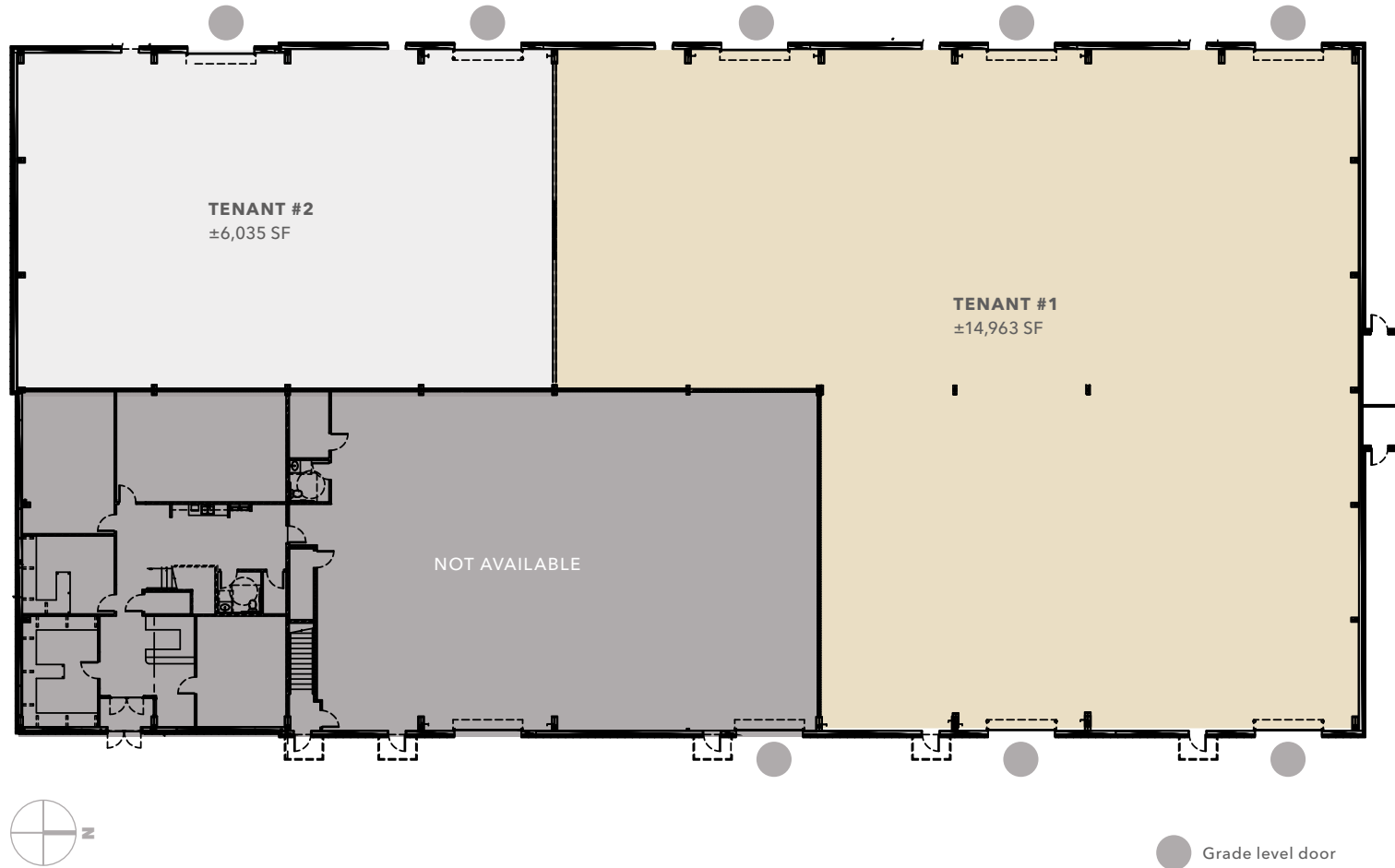
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



PROPOSED DIVISION 1



PROPOSED DIVISION 2



PROPOSED DIVISION 3

