

# 24<sup>TH</sup> STREET BUSINESS PARK

FOR LEASE

24TH ST E & 138TH AVE S | SUMNER, WA

## PREMIER BUSINESS PARK IN SOUTH KENT VALLEY



CALL BROKERS FOR LEASE RATE

24<sup>th</sup> Street Business Park is a high quality office/ warehouse, distribution or manufacturing facility suitable for a wide variety of business types. The property is well located immediately off Highway-167. Fully sprinkled and flexible sizing up to 20,000 SF means this location can accommodate your business as it grows.

### PROPERTY FEATURES:

- Insulated bay doors (14'x14') with electric openers
- 18' - 20' clear height with clear span
- Insulated and sprinklered buildings with gas heat
- Heavy 3-phase power to each unit
- Immediate access to Hwy-167
- Nearby amenities include hotel, gas, food, banking
- M-1 Zoning
- No B&O tax in Sumner!



**SPENCER MEAD**  
206.787.1476  
smead@neilwalter.com

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

*professionally  
managed/owned by:*



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## NORTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
E3/8	4,070 SF	776 SF	2 GL door

## SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
A108	1,804 SF	61 SF	Available now; 1 GL door; Can be combined with A109 totaling 3,608 SF
A109	1,804 SF	391 SF	Available now; 1 GL door; Can be combined with A108 totaling 3,608 SF
C107	1,803 SF	220 SF	Available now; 1 GL door



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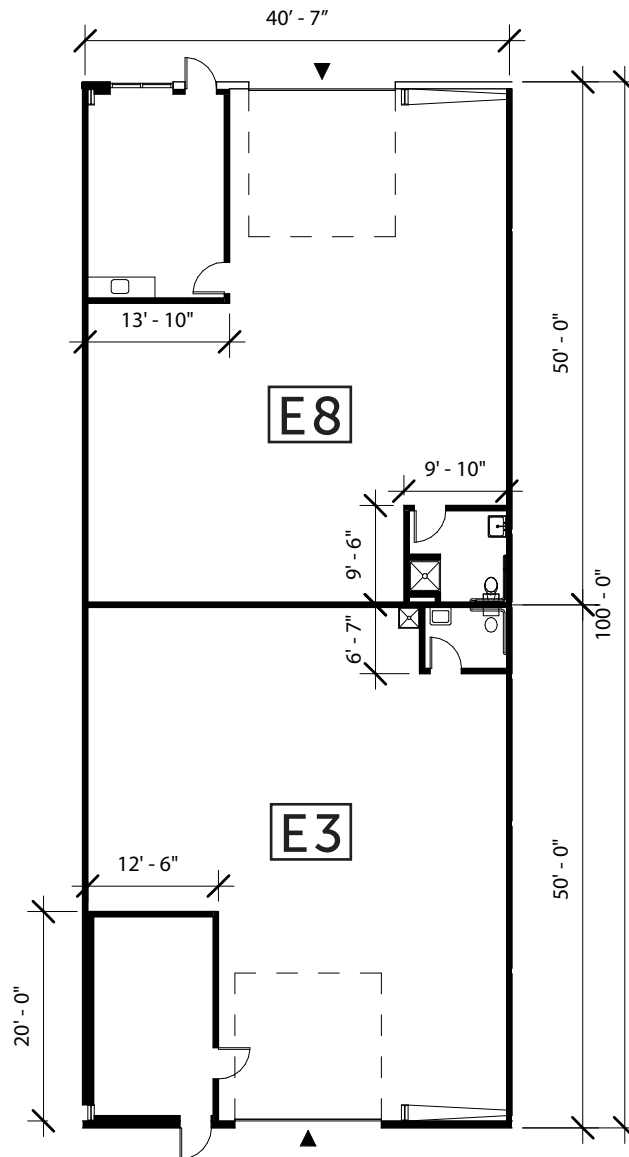
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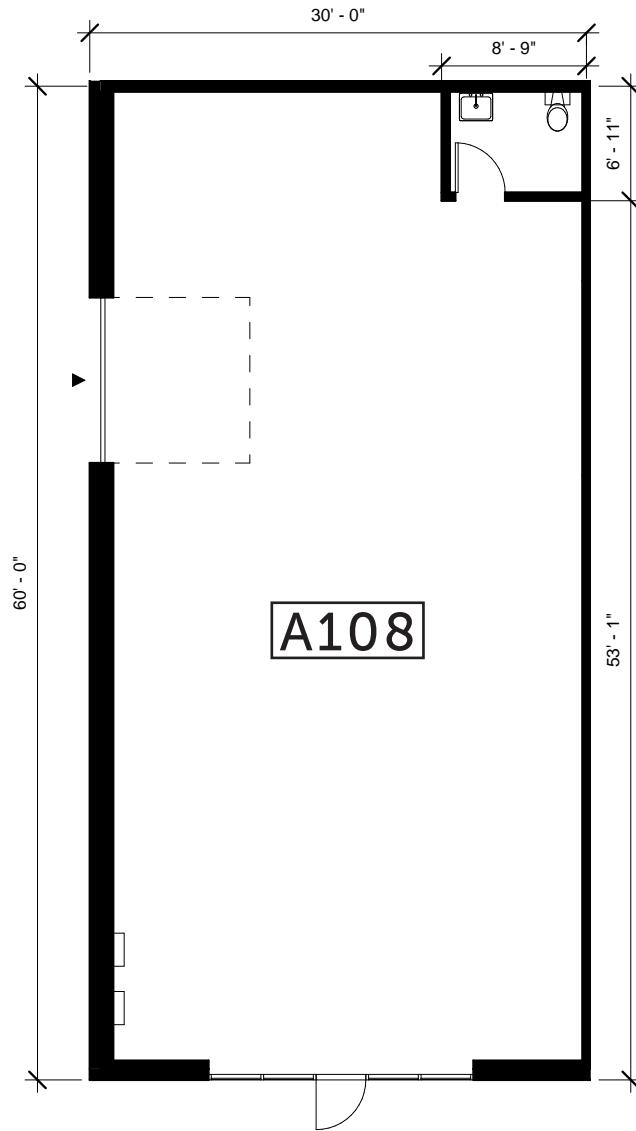
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## SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
A108	1,804 SF	61 SF	Available now; 1 GL door; Can be combined with A109 totaling 3,608 SF



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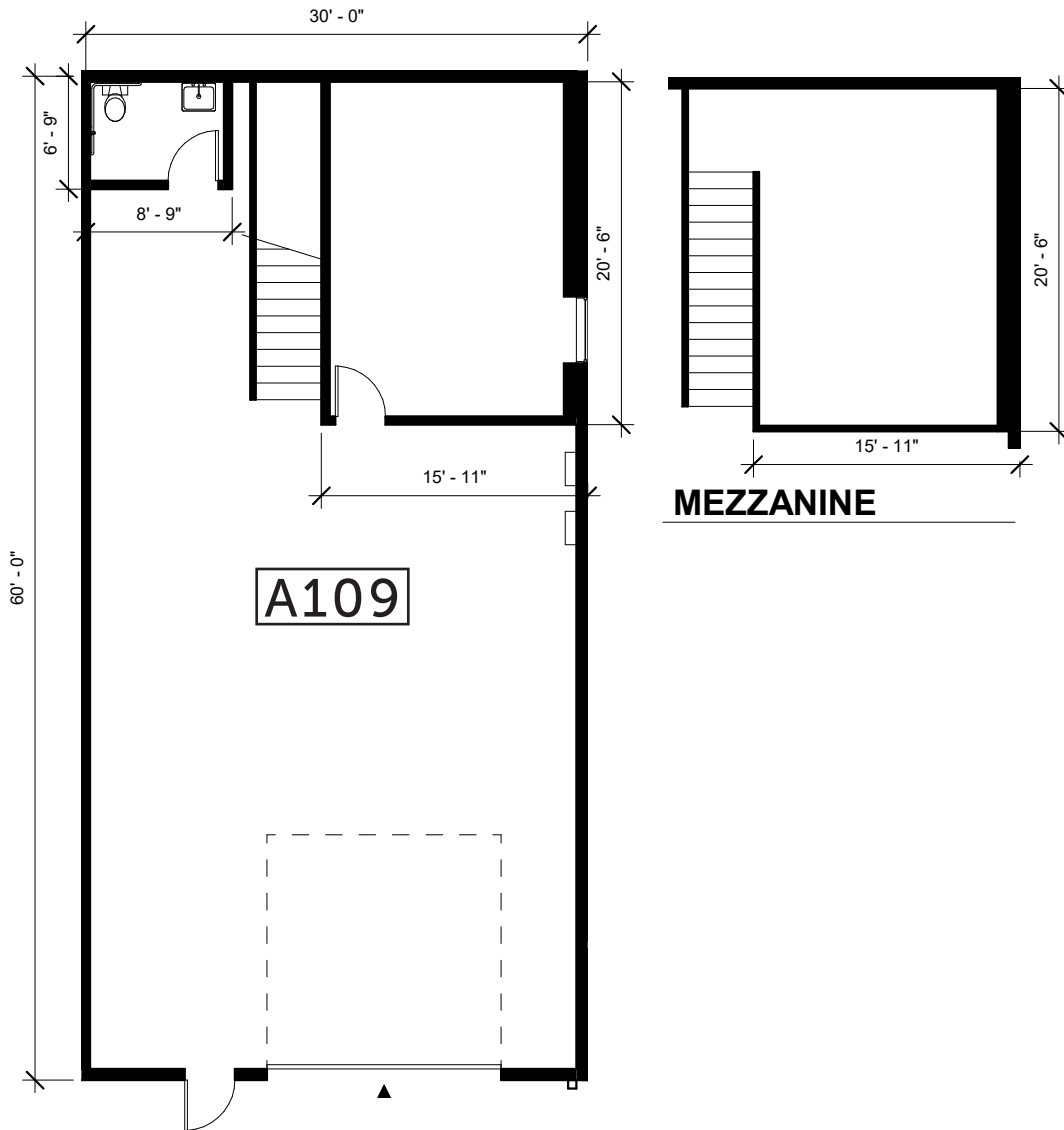
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## SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
A109	1,804 SF	391 SF	Available now; 1 GL door; Can be combined with A108 totaling 3,608 SF



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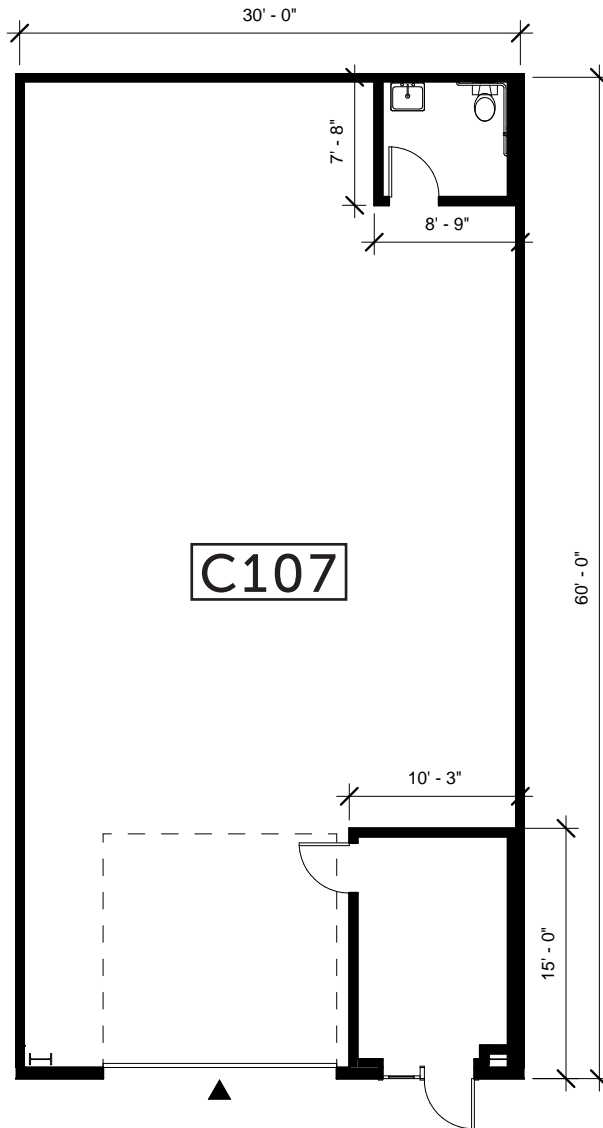
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## SOUTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Comments
C107	1,803 SF	220 SF	Available now; 1 Grade-level door



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