

Industrial Property For Lease

// **800-832 3RD AVENUE SOUTH**

Kent, WA 98032



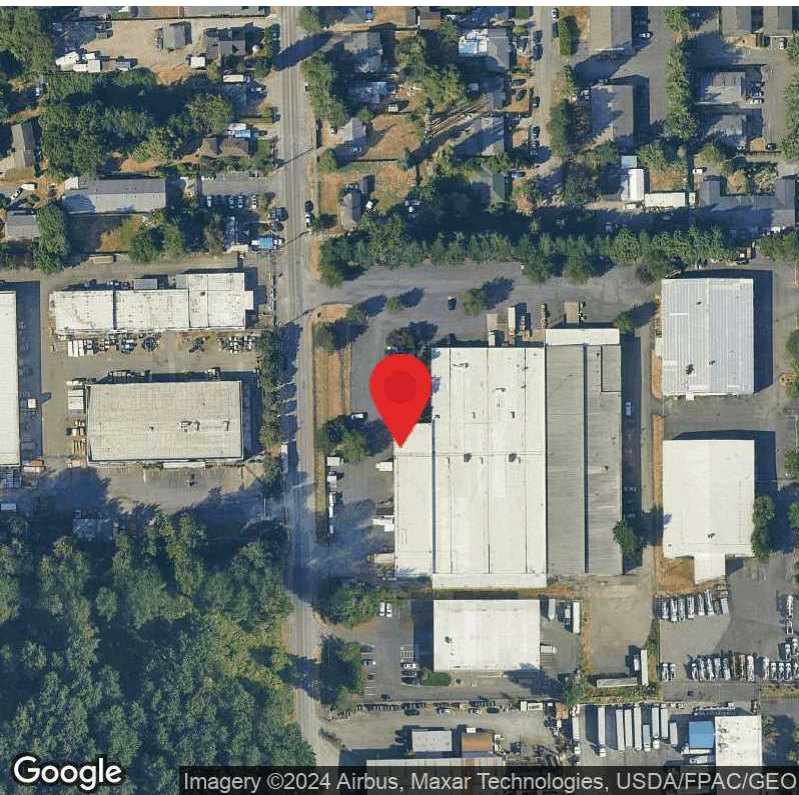
// PRESENTED BY:

**CLAYTON MCFARLAND**  
COMMERCIAL & LEASING MANAGER  
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// PROPERTY SUMMARY



PROPERTY DESCRIPTION

For Lease  
\$0.65/SF/Month NNN  
1,200 SF of Office Space  
3 Dock High Doors  
400 AMP, 3 Phase Power  
14' Clear Height  
Zoned M-2

SPACES	LEASE RATE	SPACE SIZE
824 3rd Street S	\$0.65 SF/month	19,281 SF
830 3rd Street S	\$0.65 SF/month	16,931 SF
832 3rd Street S	\$0.65 SF/month	15,973 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	996	3,528	8,871
Total Population	1,994	8,334	21,801
Average HH Income	\$49,550	\$63,642	\$66,328

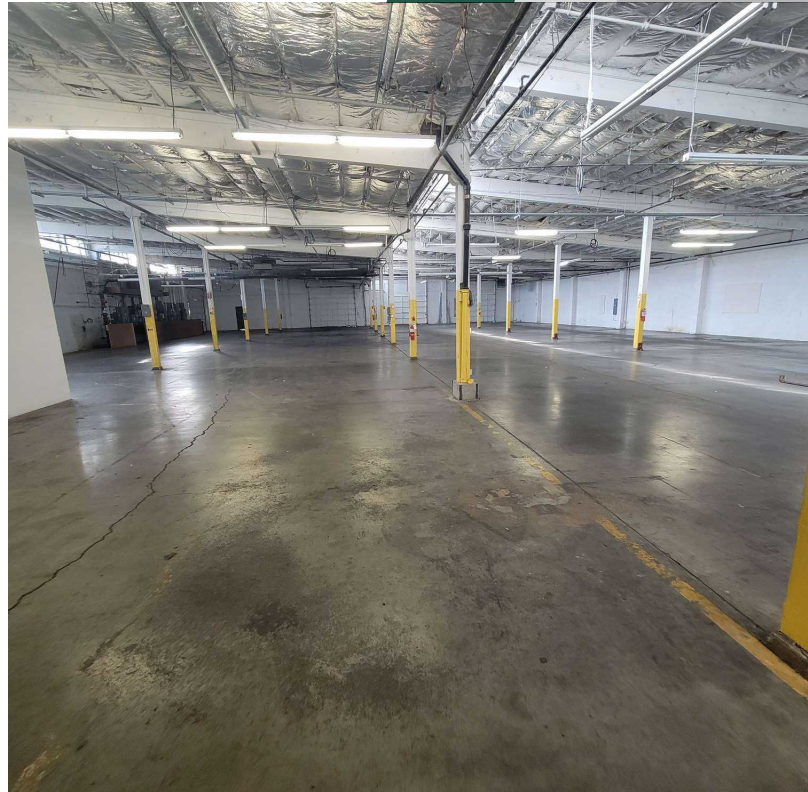
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800-832 3rd Avenue South // Kent, WA 98032

## // ADDITIONAL PHOTOS



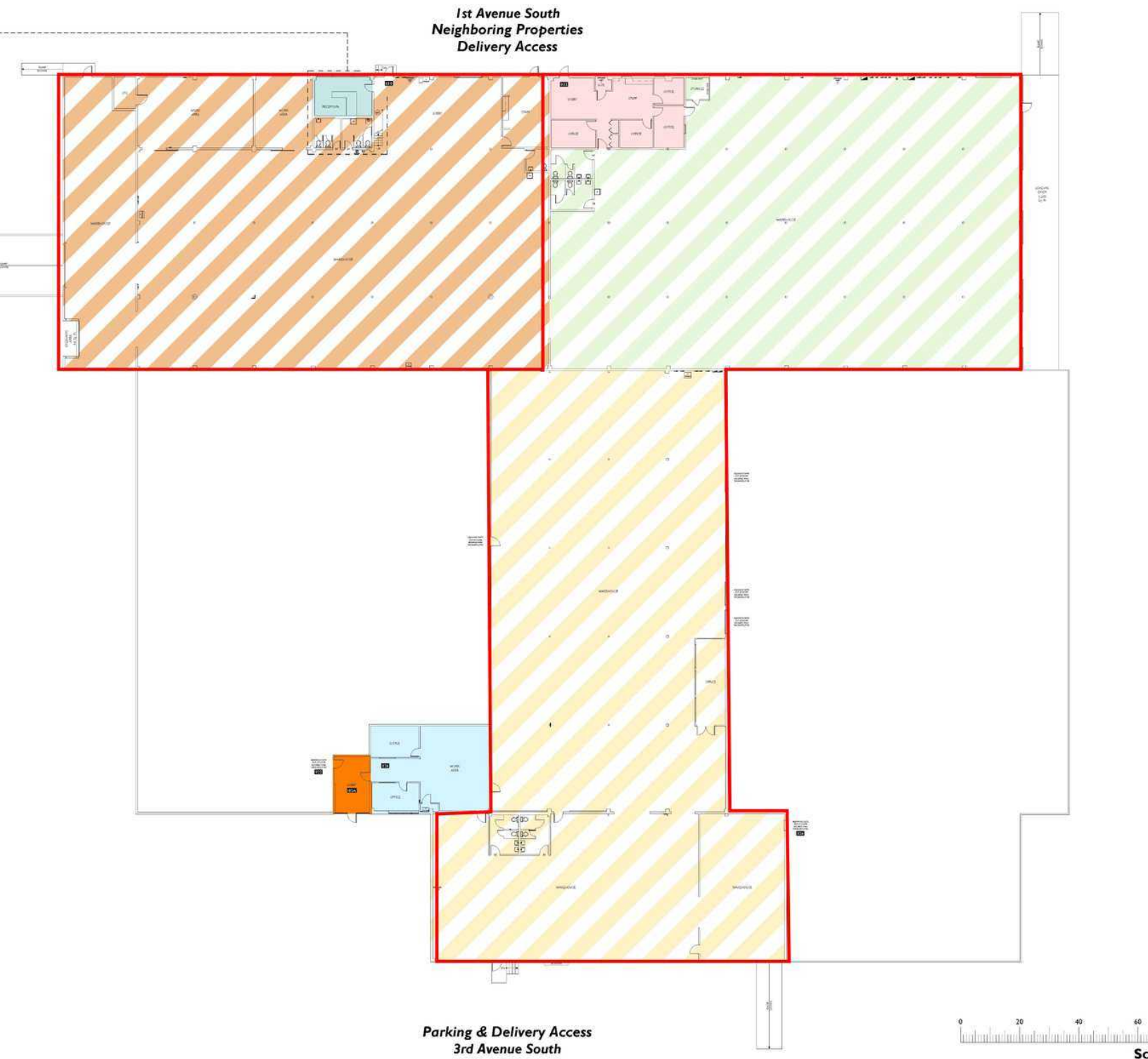
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# // SITE PLAN



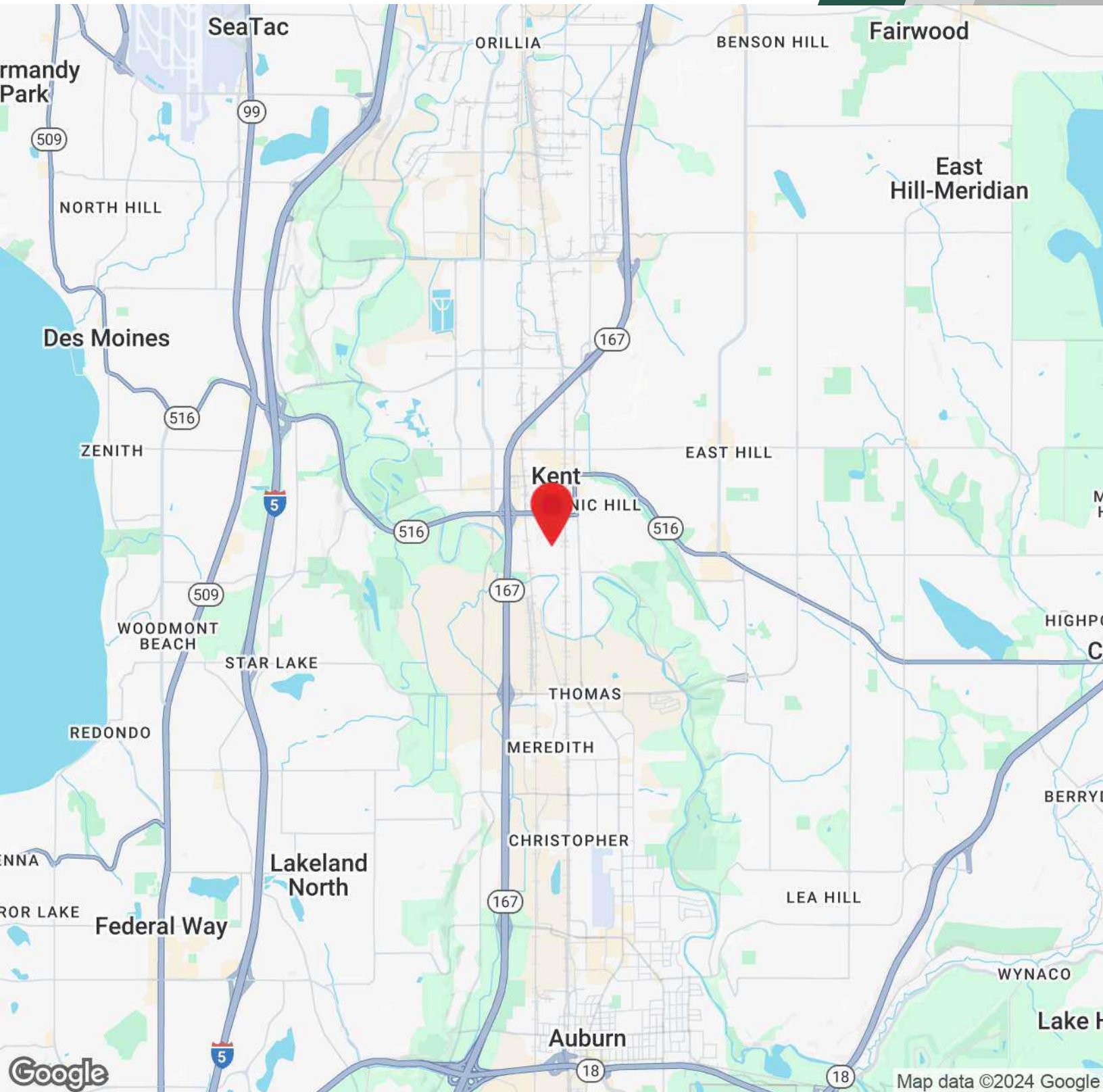
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## // LOCATION MAP



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