

24TH 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

24th 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
206.261.4012
gday@neilwalter.com

*professionally
managed/owned by:*



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.

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NORTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Loading	Comments
E1/2/9/10	8,012 SF	1,539 SF	4 GL	Available now; Can be combined with E3/8 for 12,082 SF total
E3/8	4,070 SF	776 SF	2 GL	Available now; Can be combined with E1/2/9/10 for 12,082 SF total
C8/9	4,006 SF	562 SF	1 GL	Available now



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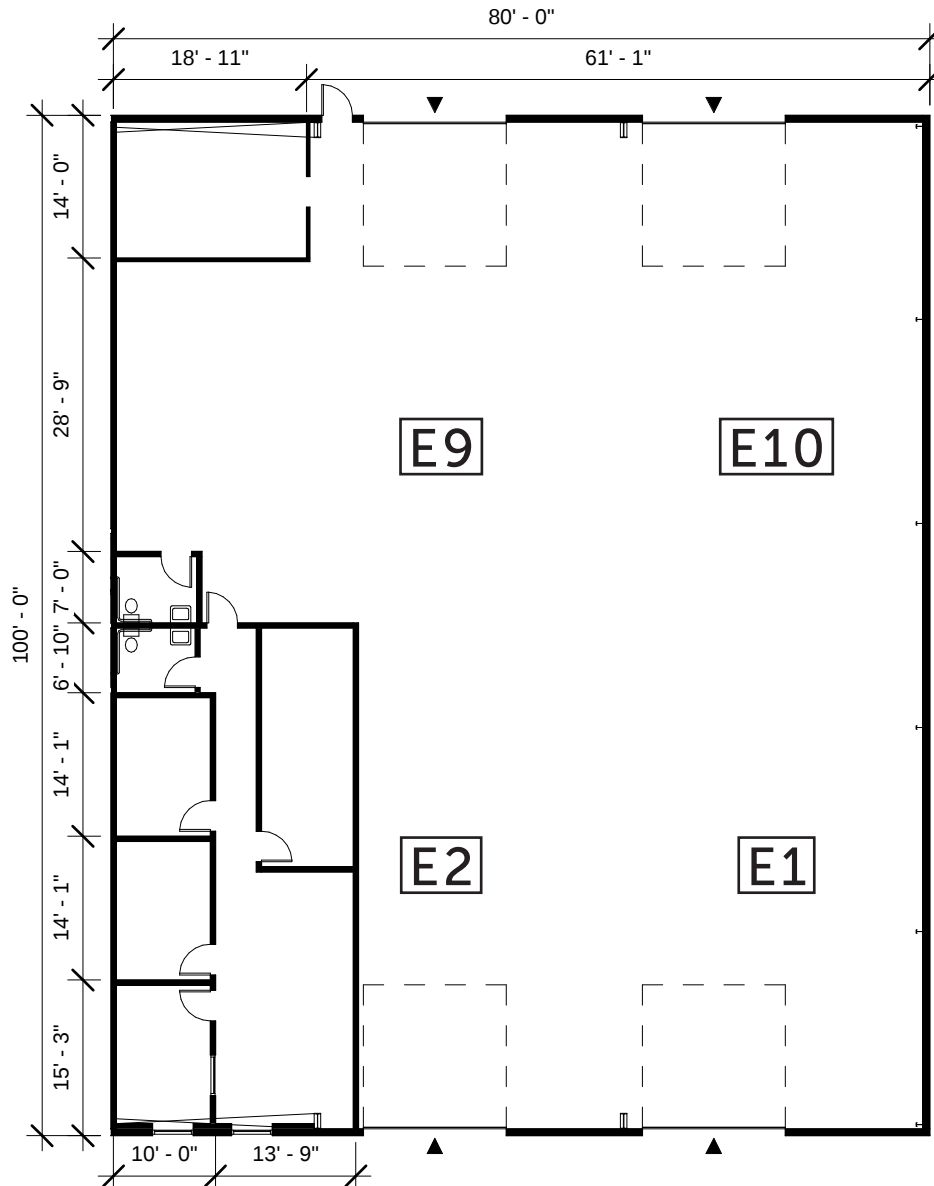
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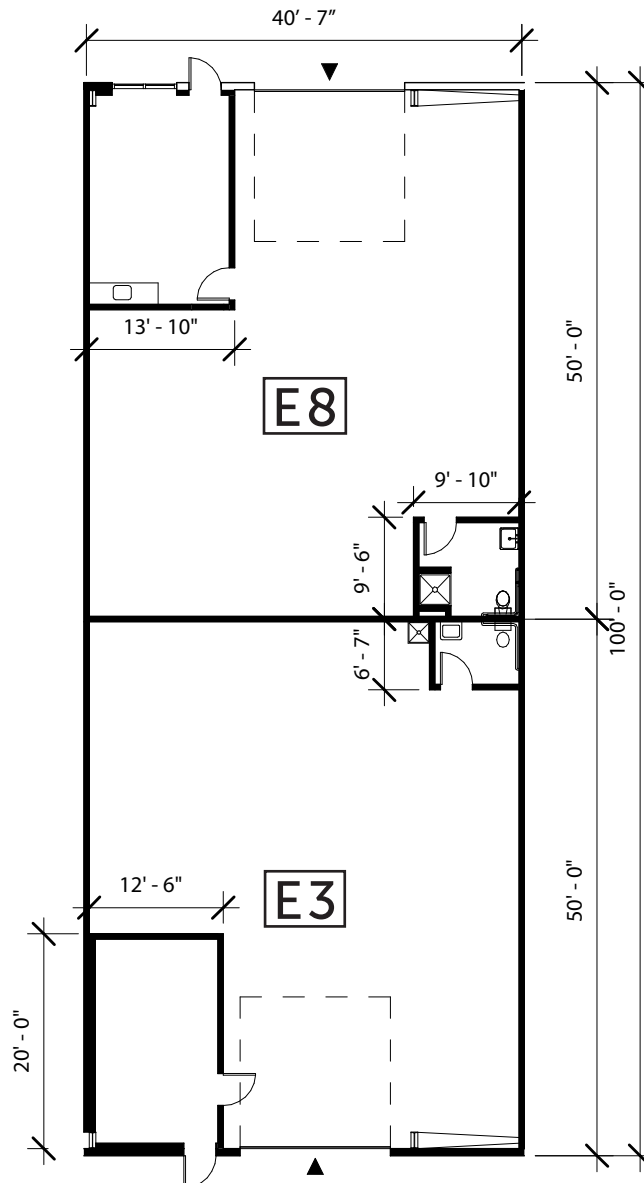
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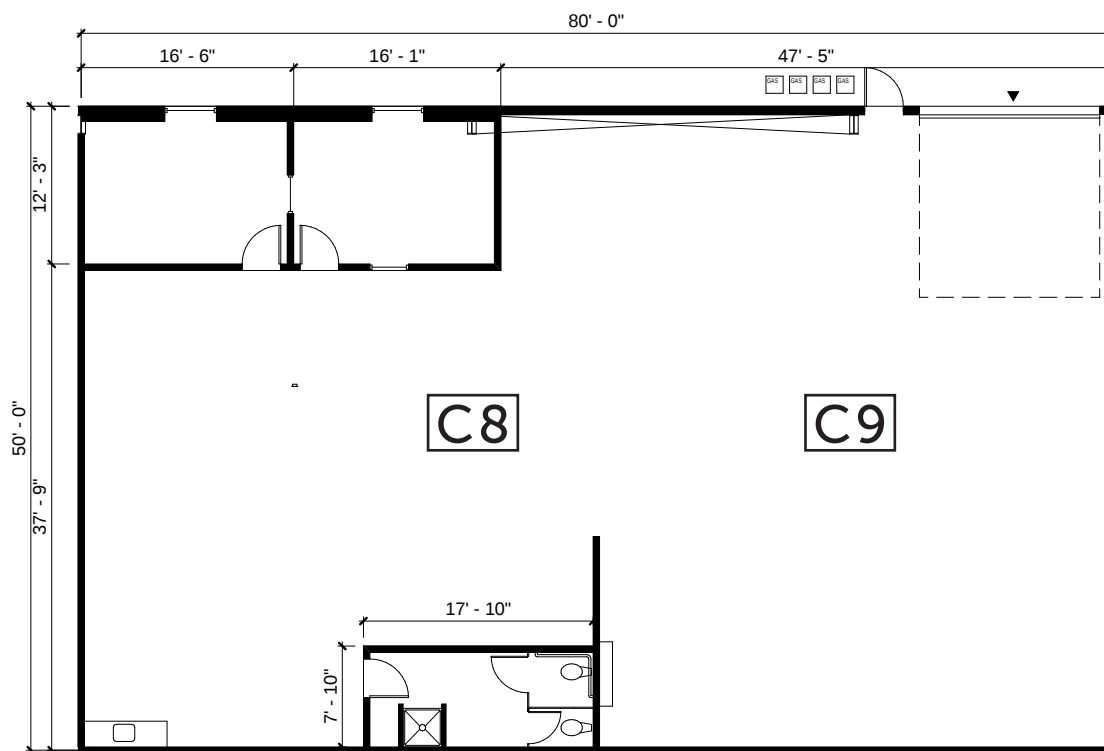
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