

# 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**  
206.261.4012  
gday@neilwalter.com

*professionally  
managed/owned by:*



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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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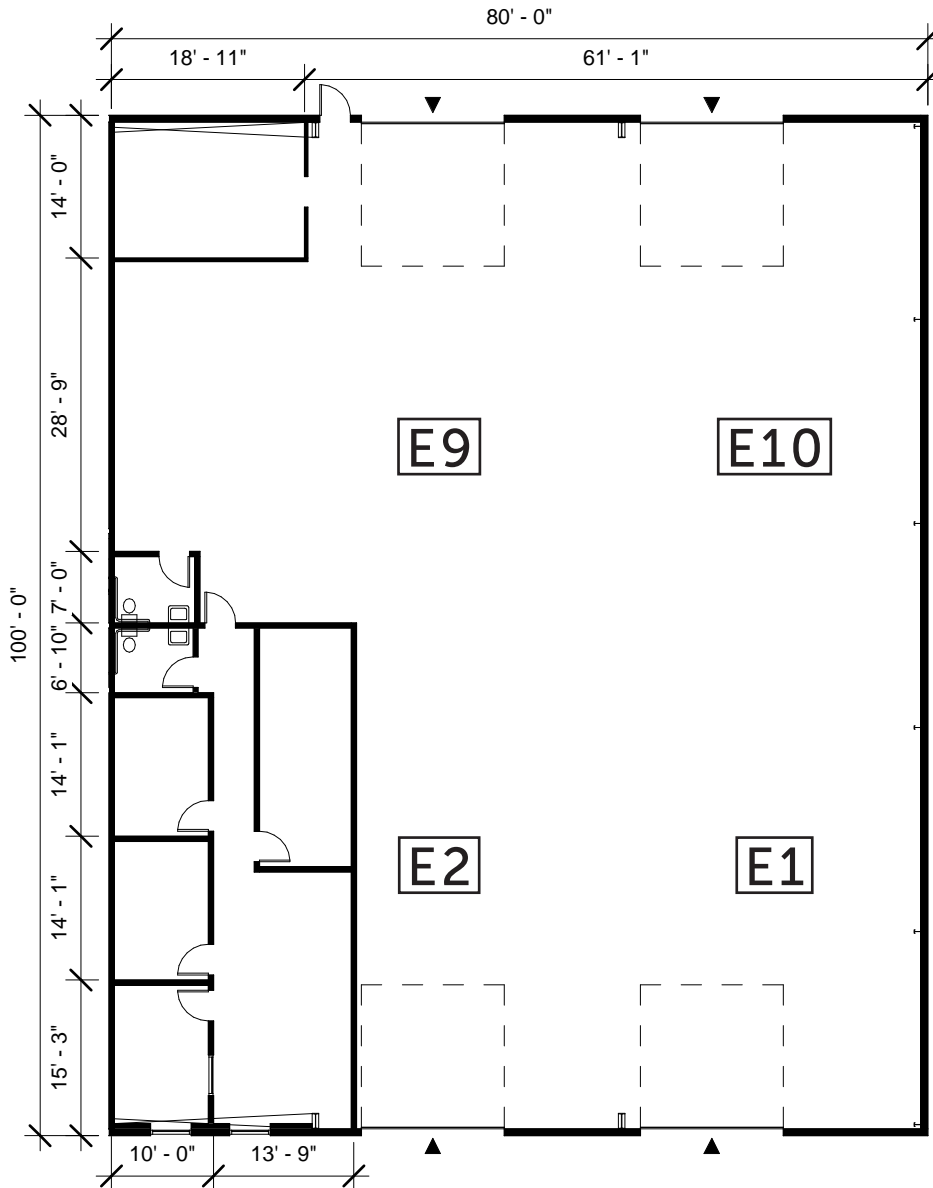
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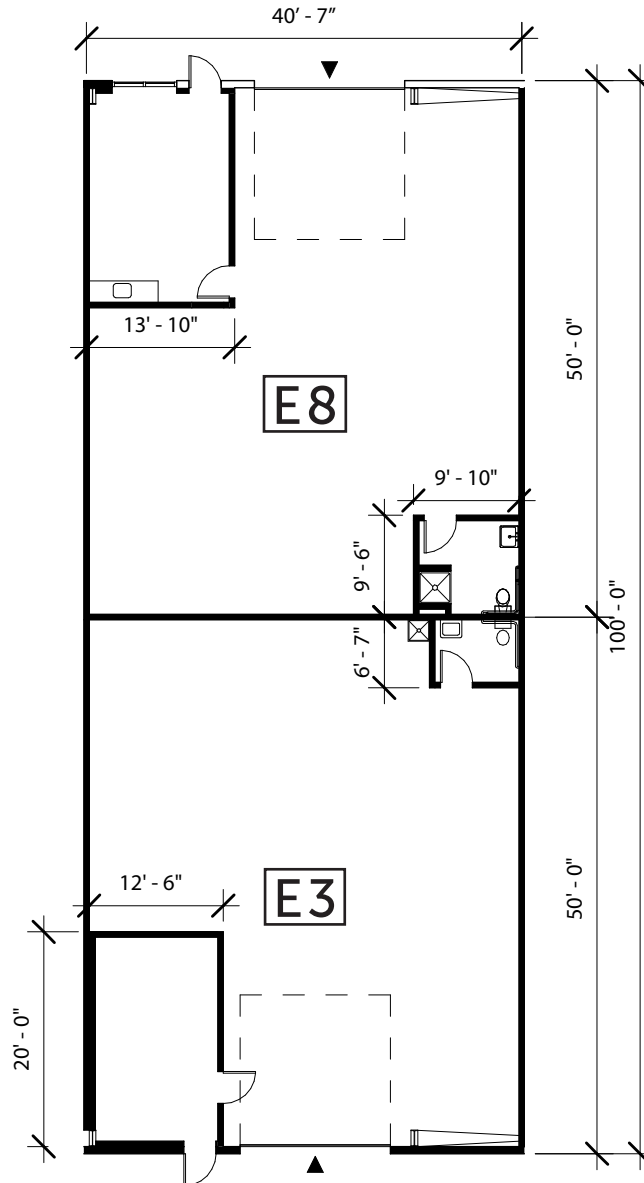
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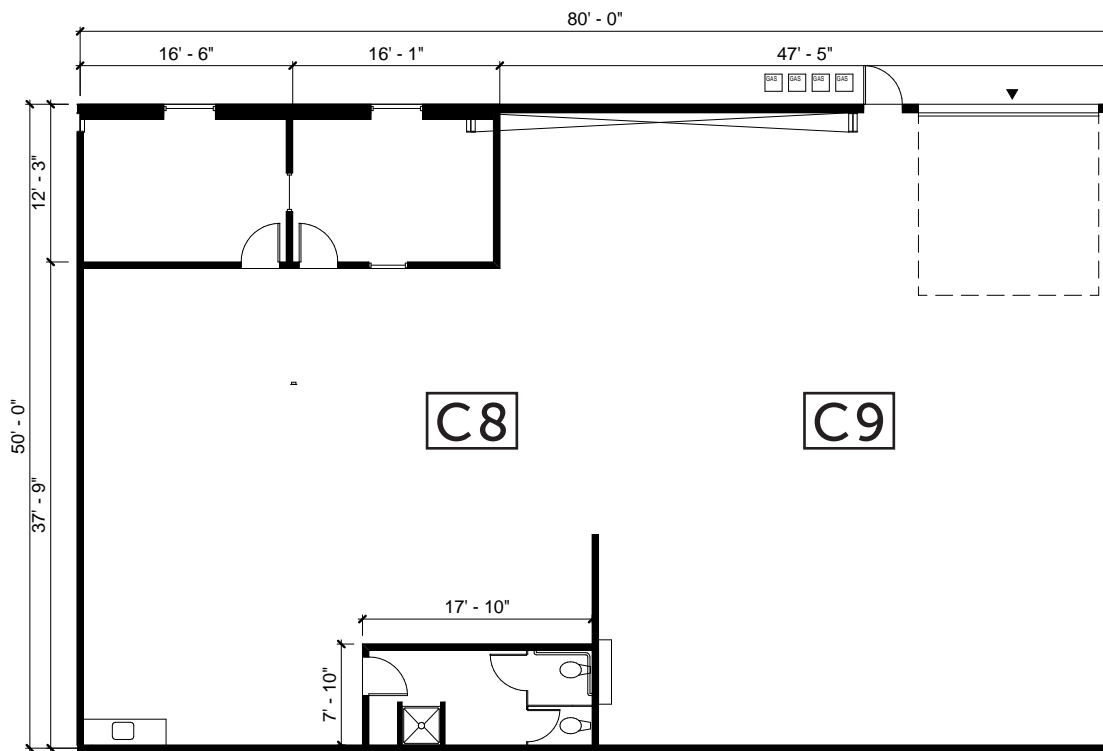
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