

FOR SALE OR LEASE

**\$0.70 Blended,
plus NNN
First Year Rate**

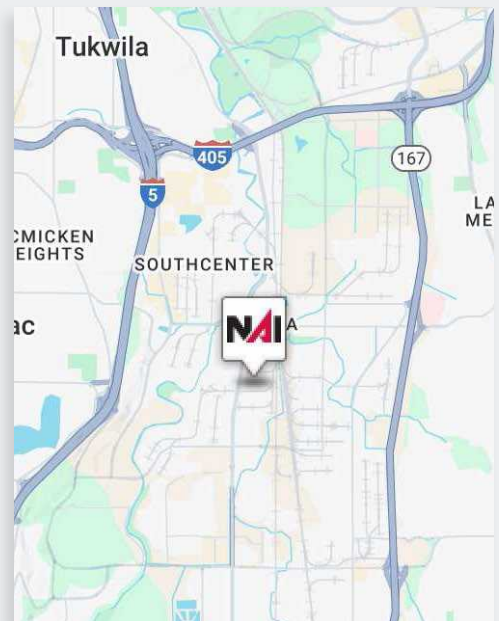


MBI Building

7048 S 190th St, Kent, WA

PROPERTY HIGHLIGHTS

- + **44,602 SF with 4,760 SF office** - 7 DH Doors, Secured yard on side of building, 2,090 SF mezzanine office, Racking in warehouse available
- + Free-standing building on a corner lot
- + 24' Clearance
- + 900 amps of 277/480 volt power
- + Close in building with great freeway access
- + Available now
- + Lease Rate: \$0.90 PSF Blended
- + NNN: \$0.32 PSF
- + For Sale or Lease – ownership will consider qualified offers to purchase
- + Portion of the building (21,256 SF) has long term lease in place



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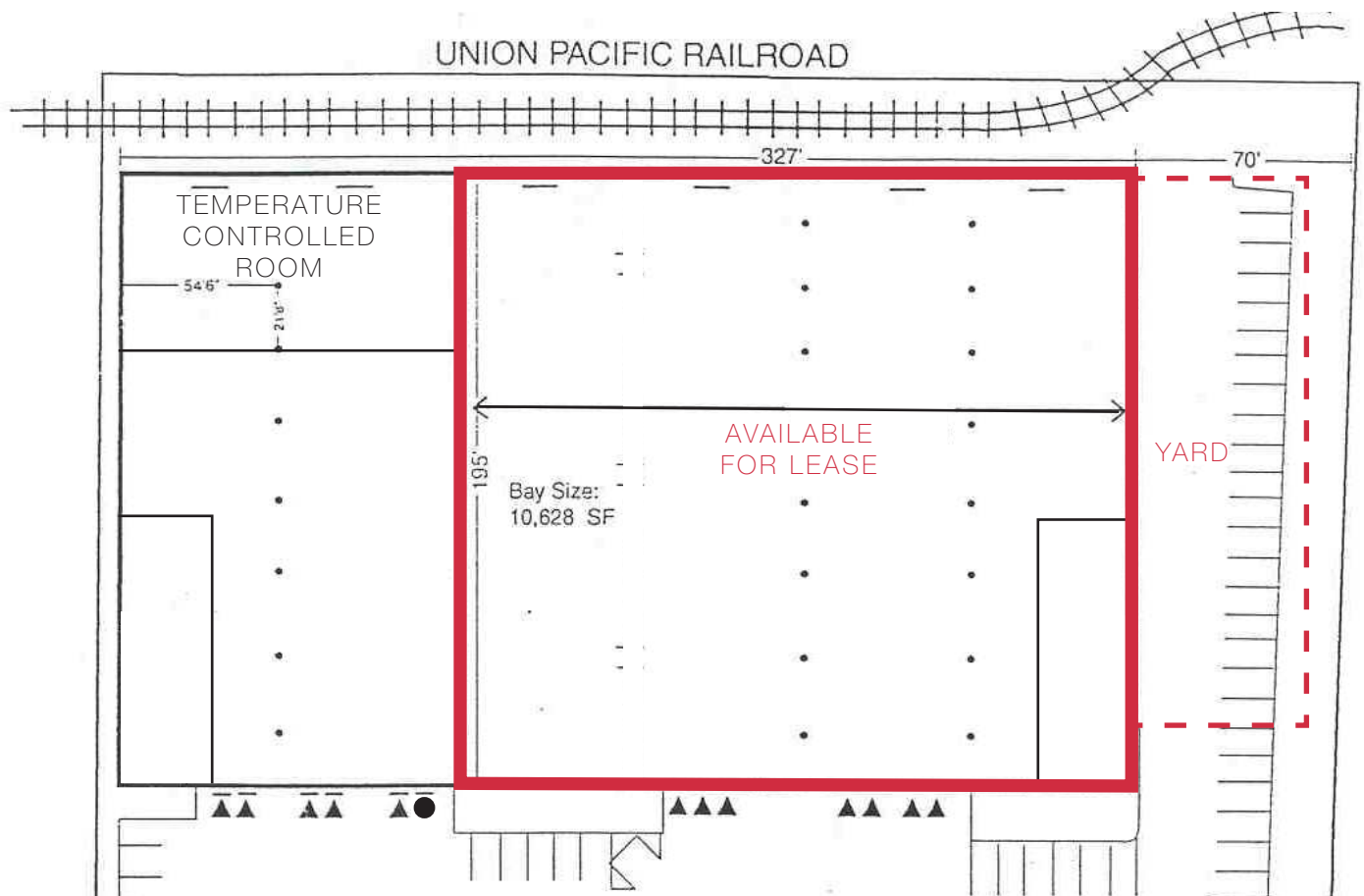
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Floor Plan



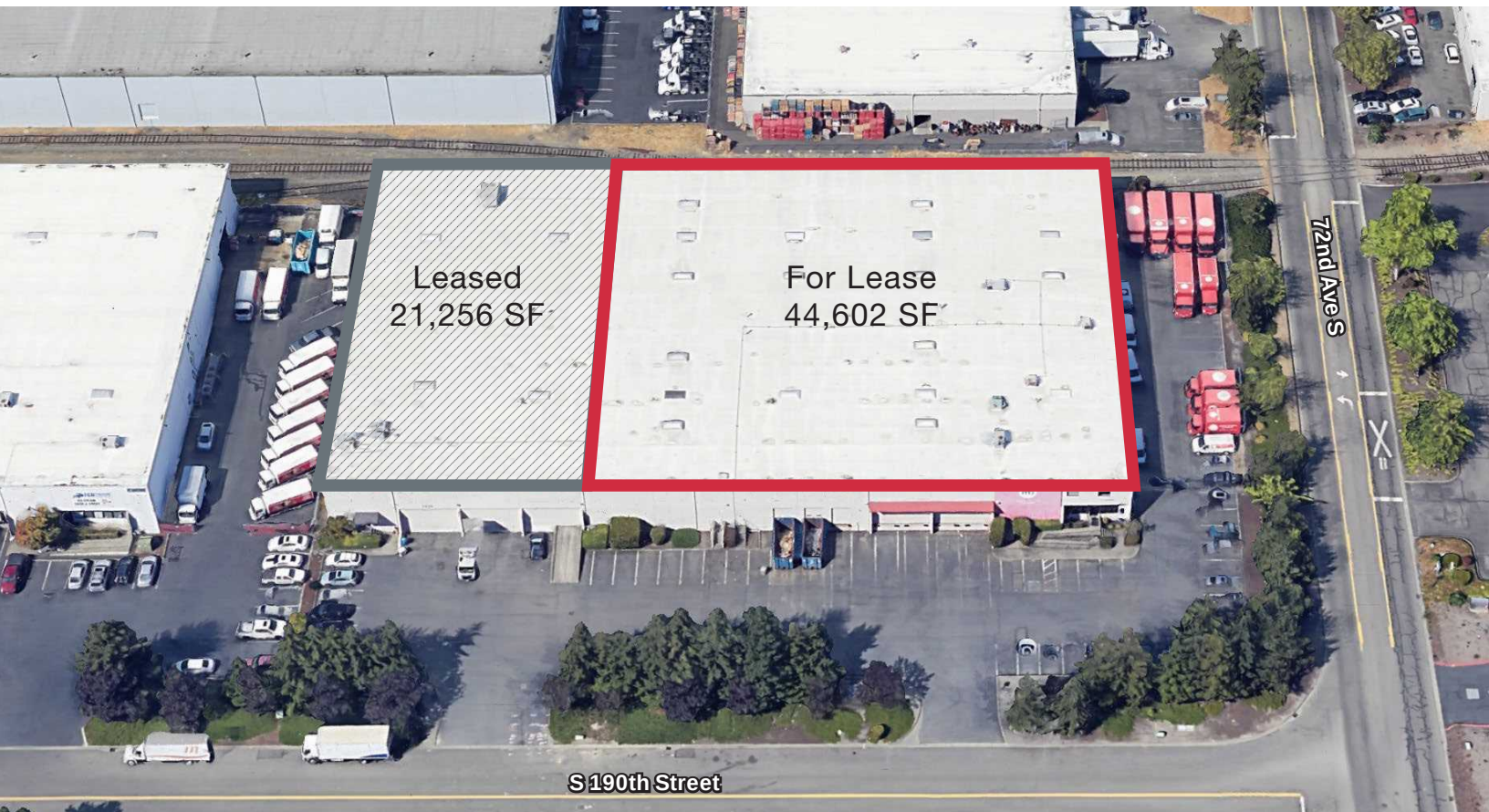
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Industrial space for
sale or lease
44,602 - 65,858 SF



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