

24TH STREET BUSINESS PARK

FOR LEASE

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

PREMIER BUSINESS PARK IN SOUTH KENT VALLEY

3 MONTHS FREE RENT
Available With New Lease Of Unit B6-8



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
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smead@neilwalter.com

GRIFFIN DAY
206.261.4012
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*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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CALL BROKERS FOR LEASE RATES

NORTH BUILDINGS AVAILABILITY

Bldg/Unit	Total Size	Office Size	Loading	Comments
B6-8	5,996 SF	250 SF	3 GL	Available now; Can be demised
C8-9	4,006 SF	562 SF	1 GL	Available now
D1	2,007 SF	194 SF	1 GL	Available 9/1/2026
F1	2,004 SF	62 SF	1 GL	Available 8/1/2026

SOUTH BUILDINGS AVAILABILITY

B104/107	3,606 SF	204 SF	2 GL	Available now
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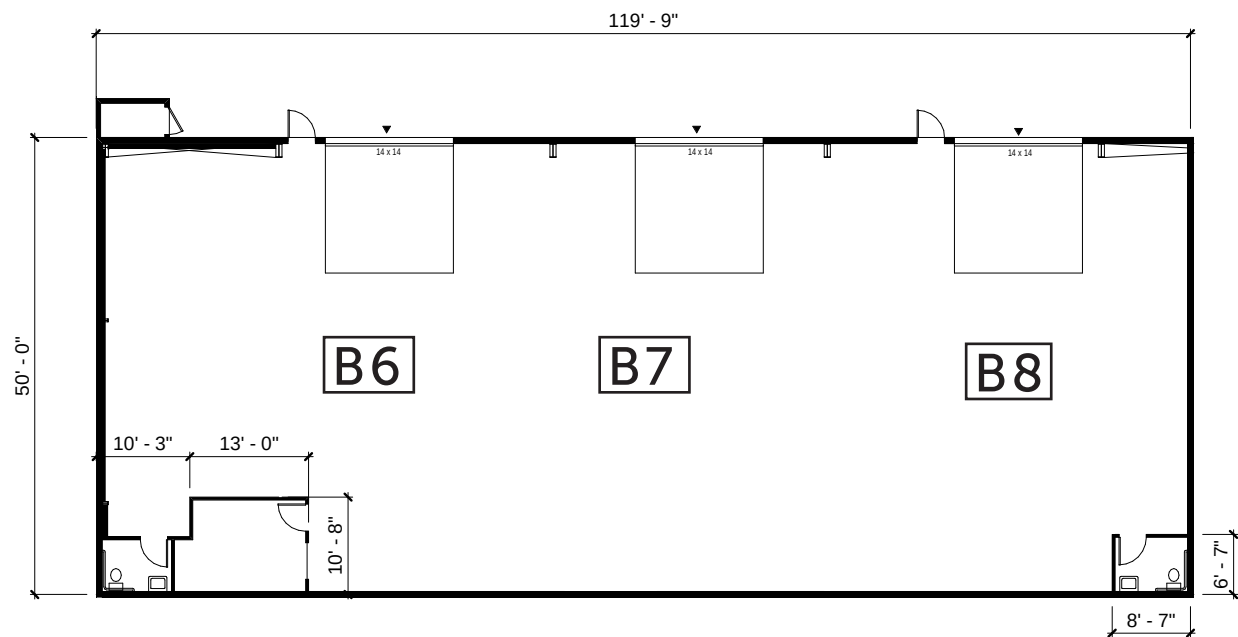
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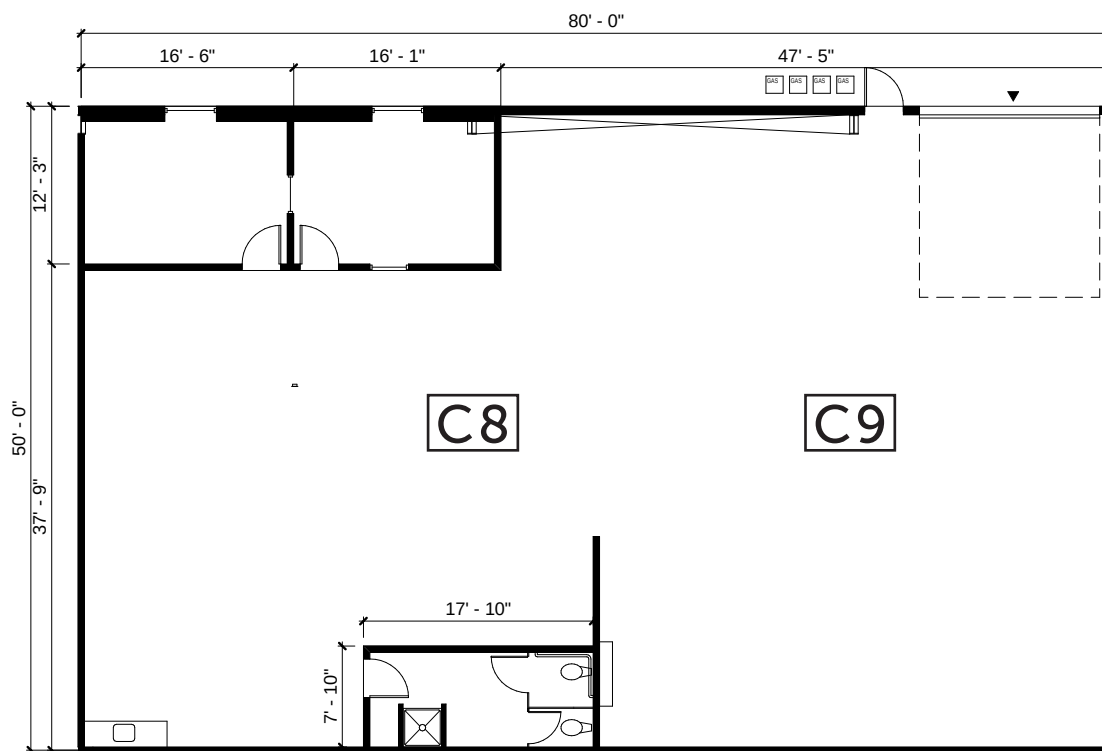
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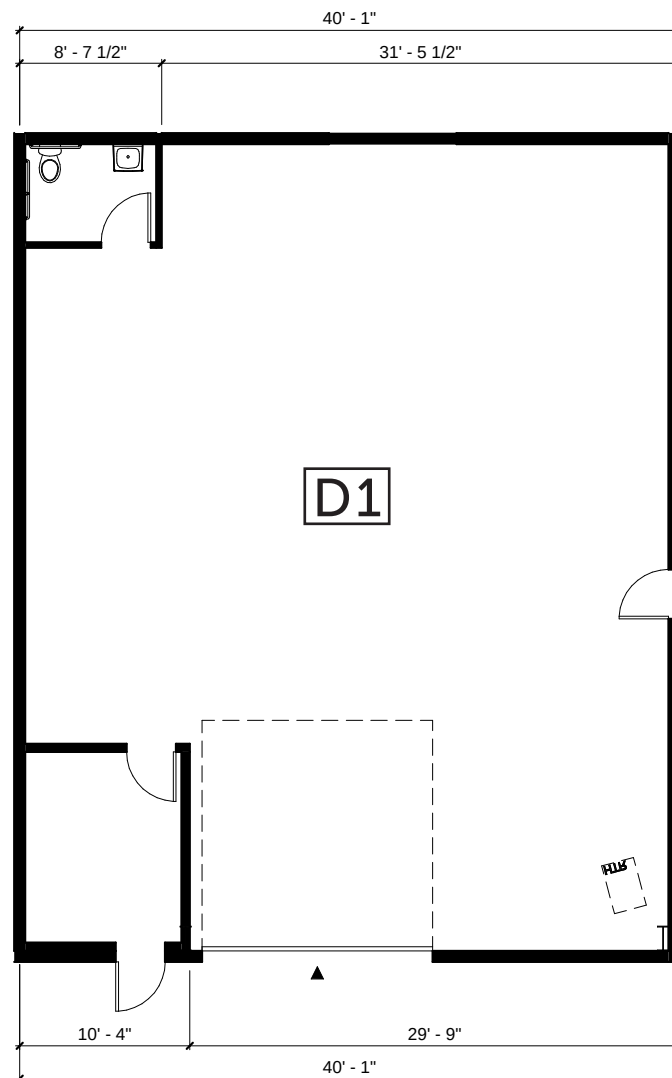
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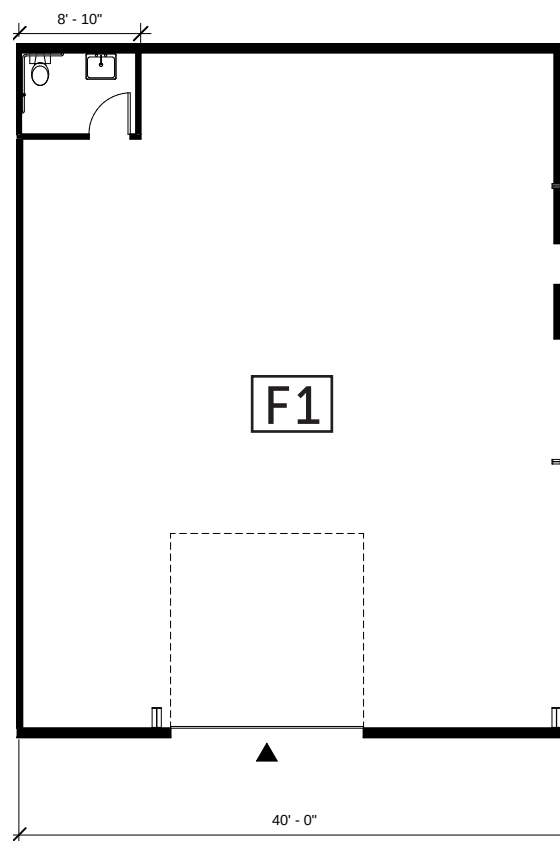
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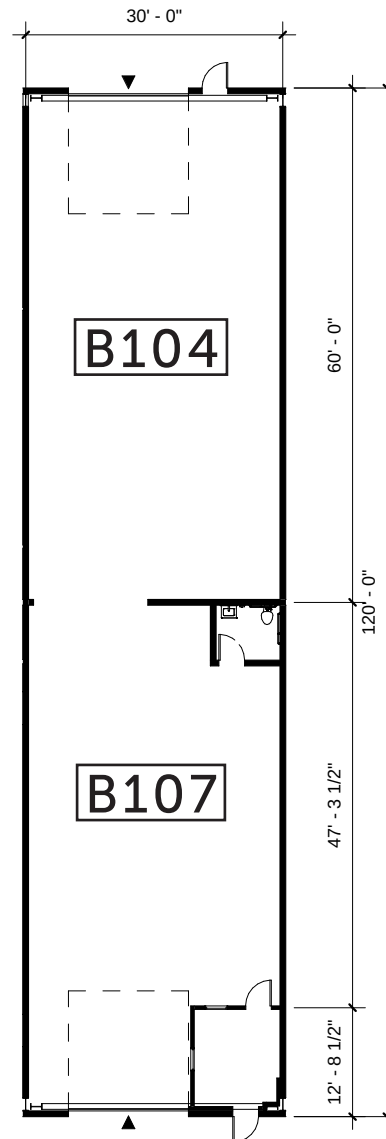
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