

# Fife Business Park



## Office, Warehouse & Retail Space For Lease

Professionally managed by:



For more information, contact:

Griffin Day

253.395.2616

gday@neilwalter.com

Kermit Jorgensen

253.395.3384

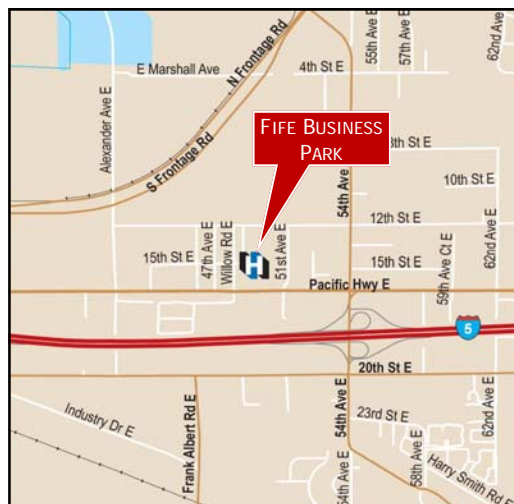
kjorgensen@neilwalter.com



Neil Walter Company  
Suite C106  
19625 62nd Ave S  
Kent, WA 98032

### PROPERTY DETAILS

- 11-Building complex of 290,000 SF provides extensive expansion options
- "Foreign Trade Zone" designation offers significant tax advantages
- Air-conditioned office space
- Two major I-5 interchanges are within blocks of the property
- Numerous retail shops, restaurants and services located nearby
- On-site management office ensures prompt attention to tenant needs



### PROPERTY FEATURES

- Grade-level roll-up doors
- 14'-18' clear height in warehouse
- 10' clear height in office
- Gas forced air heat in warehouse
- Electric HVAC in office
- Sprinklered and insulated
- NNN's include: water, sewer, garbage, and HVAC maintenance

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## WAREHOUSE/OFFICE SPACE AVAILABLE

Building-Unit	Total SF +/-	Office SF +/-	Monthly Rent	Monthly NNN	Comments
5113-11	4,525	2,100	\$3,394	\$1,131	Large open area with VCT floors; 2 restrooms; 1 roll-up door (12'x14')
5009-13	3,033	1,494	\$2,275	\$758	1 roll-up door (12'x14')
5009-4	2,082	367	\$1,770	\$521	Newly remodeled warehouse with small office; 1 roll-up door (12'x14')
5007-15	2,082	446	\$1,666	\$521	Reception area; 1 private office; 1 roll-up door (12'x14')
5007-9	2,078	994	\$1,662	\$520	Large reception area; 2 private offices; 1 roll-up door (12'x14')
5013-3	994	480	\$845	\$249	Large open area, 1 restroom; storage area; 1 roll-up door (12'x14')

## OFFICE/RETAIL SPACE AVAILABLE

Building-Unit	Total SF	Monthly Rent	Monthly NNN	Comments
4905-4	1,376	\$1,582	\$344	Excellent visibility to Pacific Hwy; open office shell; can be combined with Unit 4905-3A for 2,752 SF
4905-3A	1,376	\$1,582	\$316	Excellent visibility to Pacific Hwy; open office shell; can be combined with Unit 4905-4 for 2,752 SF
4803-3A	1,252	\$1,440	\$313	Excellent visibility to Pacific Hwy; open office shell
5009-17	996	\$847	\$249	4 private offices; kitchen area

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