

# Campus Park

Warehouse/Office  
Spaces Available:

2,062 SF  
2,083 SF  
2,529 SF



 THE ANDOVER  
COMPANY, INC.  
CORFAC INTERNATIONAL

*Campus Park is owned and operated by:*

 **Schnitzer**  
PROPERTIES

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# PROPERTY HIGHLIGHTS



IDEAL FOR LIGHT MANUFACTURING AND DISTRIBUTION WITH SMALL OFFICE.



ALL BAY UNITS HAVE RESTROOMS, SMALL OFFICE, AND RECEPTION AREA.



HIGH-QUALITY SPACE WITH NEW CARPET AND PAINT.



3-PHASE POWER.



GL LOADING DOORS (10' X 10').



14' - 15' CLEARANCE HEIGHT.



EXCELLENT ACCESS AND PROXIMITY TO I-5, SR-18, AND SR-99.



WITHIN MINUTES TO NEARBY BUSINESSES, BANKING, RESTAURANTS, AND RETAIL SERVICES.

# PHOTOS

## BUILDING 1

34310 9th Ave S  
Federal Way, WA

## BUILDING 2

1020 S 344th St  
Federal Way, WA

## BUILDING 3

1112 S 344th St  
Federal Way, WA



# AVAILABLE SPACES

2,062 SF, 2,083 SF, 2,529 SF

## BUILDING 1

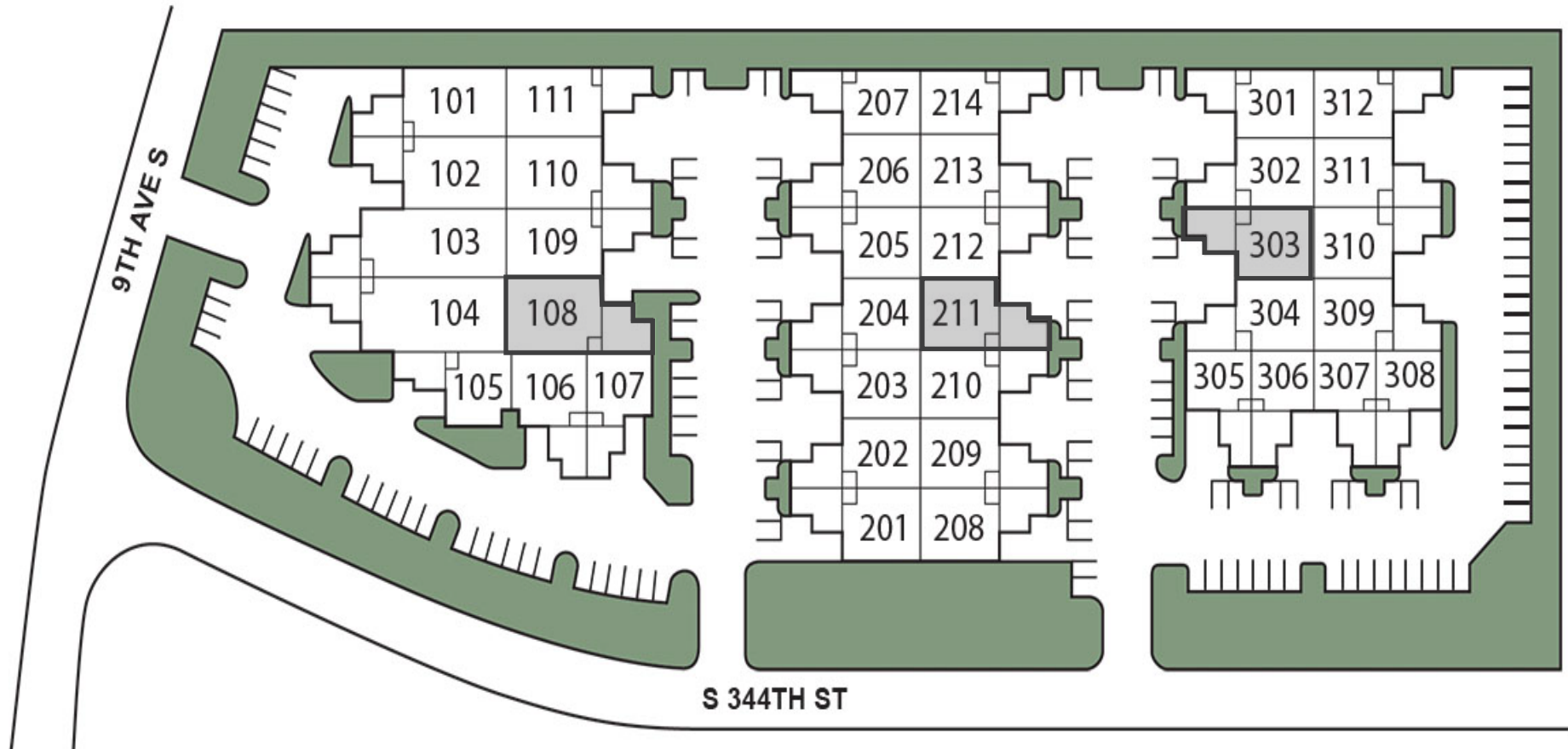
34310 9th Ave S  
Federal Way, WA

## BUILDING 2

1020 S 344th St  
Federal Way, WA

## BUILDING 3

1112 S 344th St  
Federal Way, WA



# AVAILABLE SPACES

2,062 SF, 2,083 SF, 2,529 SF

BLDG	SUITE	TOTAL SF	OFFICE SF	MONTHLY BASE RENT	EST. NNN'S	AVAILABLE	COMMENTS
1	108	2,529	587	\$3,288	\$1,017	Available Now	3 phase power, 1 GL.
2	211	2,083	586	\$2,708	\$838	3/1/25	3 phase power, 1 GL.
3	303	2,062	579	\$2,680	\$830	2/1/25	3 phase power, 1 GL.

# UNIT 108

34310 9th Ave S  
Federal Way, WA

BUILDING: 1

TOTAL SF: 2,529

OFFICE SF: 587

MONTHLY BASE RENT: \$3,288

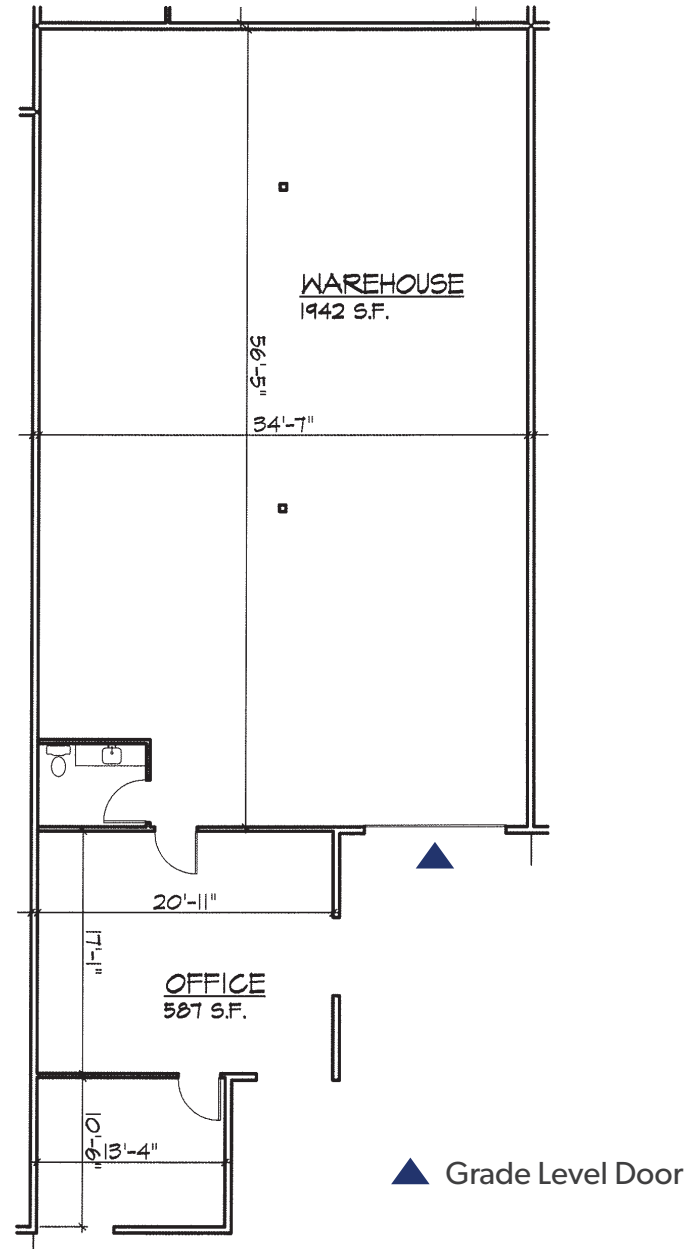
EST. NNN'S: \$1,017

AVAILABLE: NOW

LOADING: 1 GL

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# UNIT 211

1020 S 344th St  
Federal Way, WA

BUILDING: 2

TOTAL SF: 2,083

OFFICE SF: 586

MONTHLY BASE RENT: \$2,708

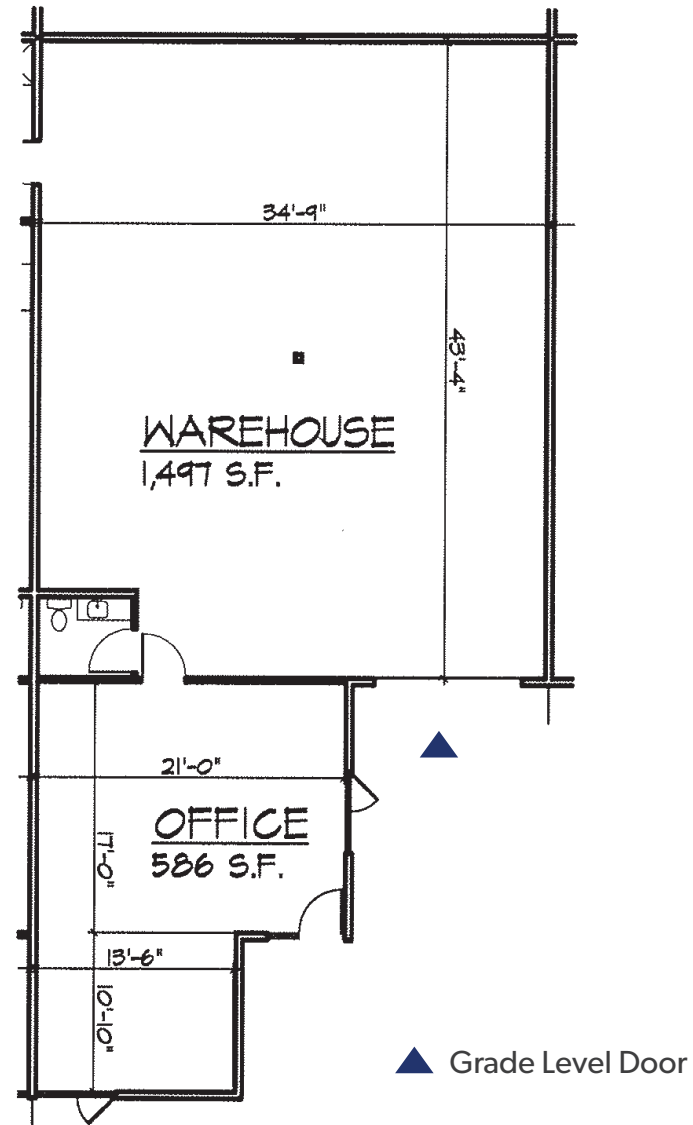
EST. NNN'S: \$838

AVAILABLE: 3/1/25

LOADING: 1 GL

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# UNIT 303

1112 S 344th St  
Federal Way, WA

BUILDING: 3

TOTAL SF: 2,062

OFFICE SF: 579

MONTHLY BASE RENT: \$2,680

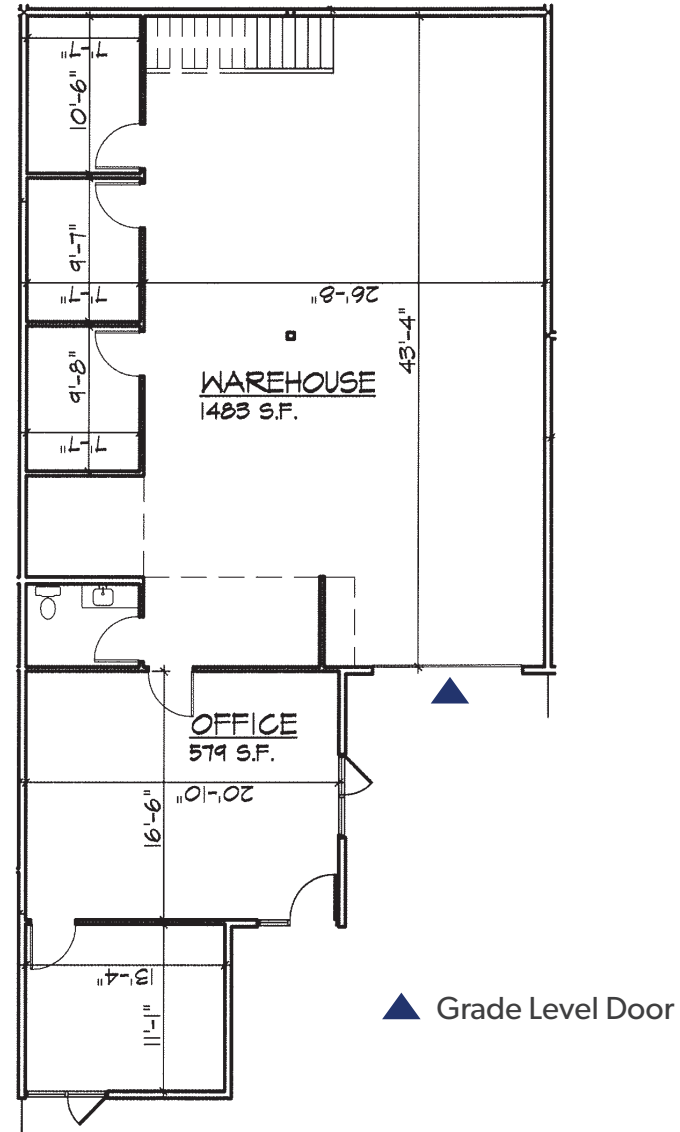
EST. NNN'S: \$830

AVAILABLE: 2/1/25

LOADING: 1 GL

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