

## For Lease

## Office / Warehouse / Yard

## Cricket Business Park

21517 84th Ave S Kent, WA 98032

Excellent Location with Easy Access to SR-167 & I-5 via S 212th Street

M-1 (Light Industrial) Zoning

Available November 1, 2024

Ample Parking

Concrete Tilt-up Building

Tremendous Street Exposure to East Valley Hwy.



## SPACE INFORMATION

- Approx. 8,925 SF Shell w/ 1,500 sf & 6,595 SF w/ 3,000 sf training area/ room (can combine both spaces to be 15,520 SF)
- Approx. 3,000 SF of fenced yard space
- 2 Grade Level Door one on each side
- 6,595 SF space comes with 3,000 SF fenced yard
- 3 Phase, 277/477 volt Heavy Power
- Air Conditioned Office
- Great Amenities Nearby
- 22' Clear Height
- Rates \$1.27 Blended plus NNN and Utilities

Ann Hwang 206-313-3990 ann@turbak.com Marguerite Hwang 253-561-6939 marguerite@turbak.com



Turbak Commercial Real Estate 2711 West Valley Hwy N #200 Auburn, WA 98001

Turbak Commercial Real Estate obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental are or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only and they are not present current or future programments for example, and they are not provided to the property and transaction.