

Campus Park

Warehouse/Office
Spaces Available:

2,529 SF
2,064 SF
1,374 SF
2,035 SF



 THE ANDOVER
COMPANY, INC.
CORFAC INTERNATIONAL

Campus Park is owned and operated by:

 **Schnitzer**
PROPERTIES

ARNE SVENDSEN
(206) 947-2885
asvendsen@andoverco.com

SHANE MAHVI, SIOR
(858) 442-0441
smahvi@andoverco.com



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

SF - 4,068 SF

BUILDING 1

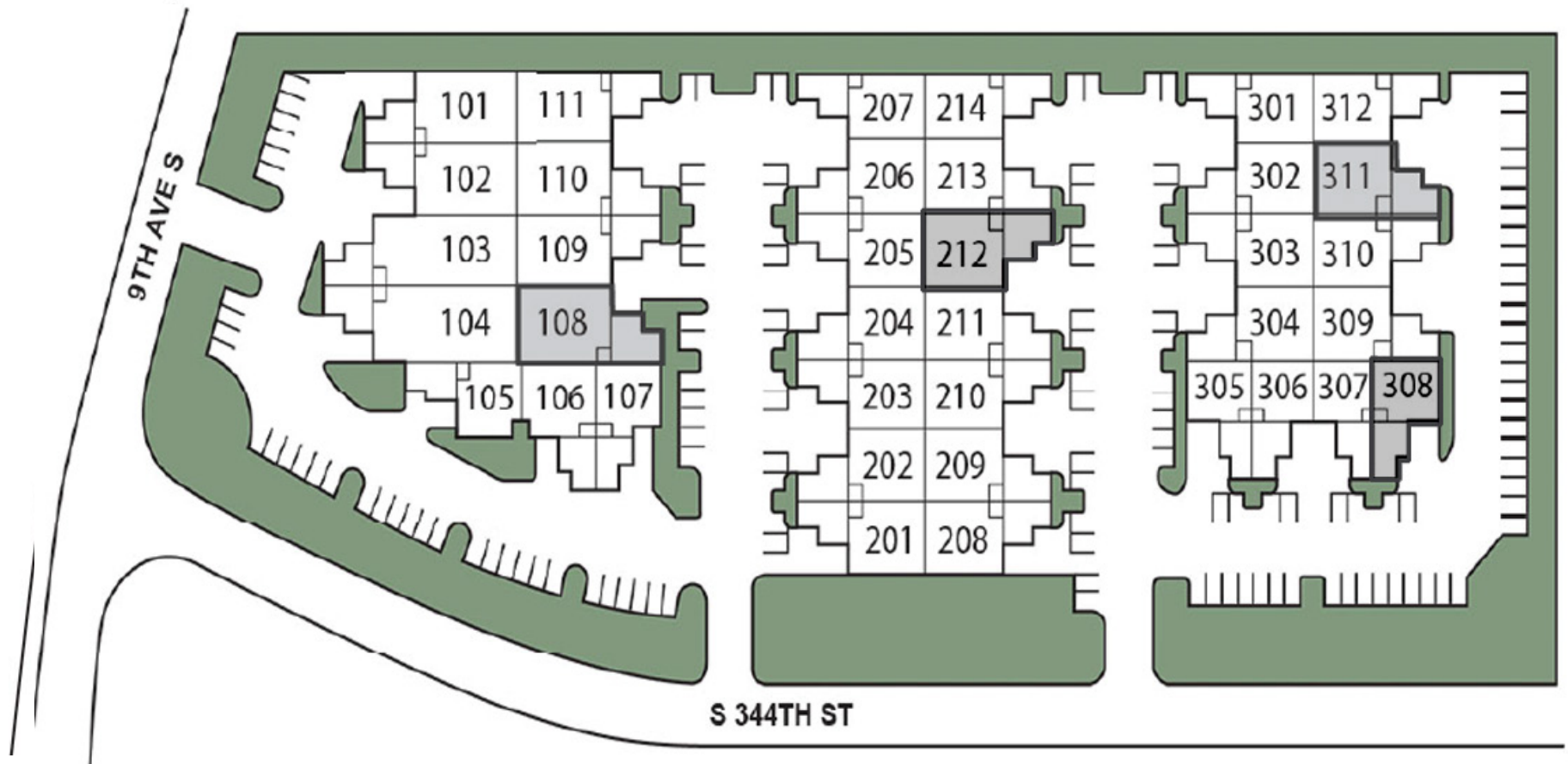
34310 9th Ave S
Federal Way, WA

BUILDING 2

1020 S 344th St
Federal Way, WA

BUILDING 3

1112 S 344th St
Federal Way, WA



AVAILABLE SPACES

1,374 SF - 2,529 SF

BLDG	SUITE	TOTAL SF	OFFICE SF	MONTHLY BASE RENT	EST. NNN'S	AVAILABLE	COMMENTS
1	108	2,529	587	\$3,035	\$1,270	Available Now	3 phase power, 1 GL.
2	212	2,064	579	\$2,477	\$1,036	Available Now	3 phase power, 1 GL.
3	308	1,374	620	\$1,649	\$690	Available Now	3 phase power, 1 GL.
3	311	2,035	618	\$2,442	\$1022	Available Now	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: \$3,035

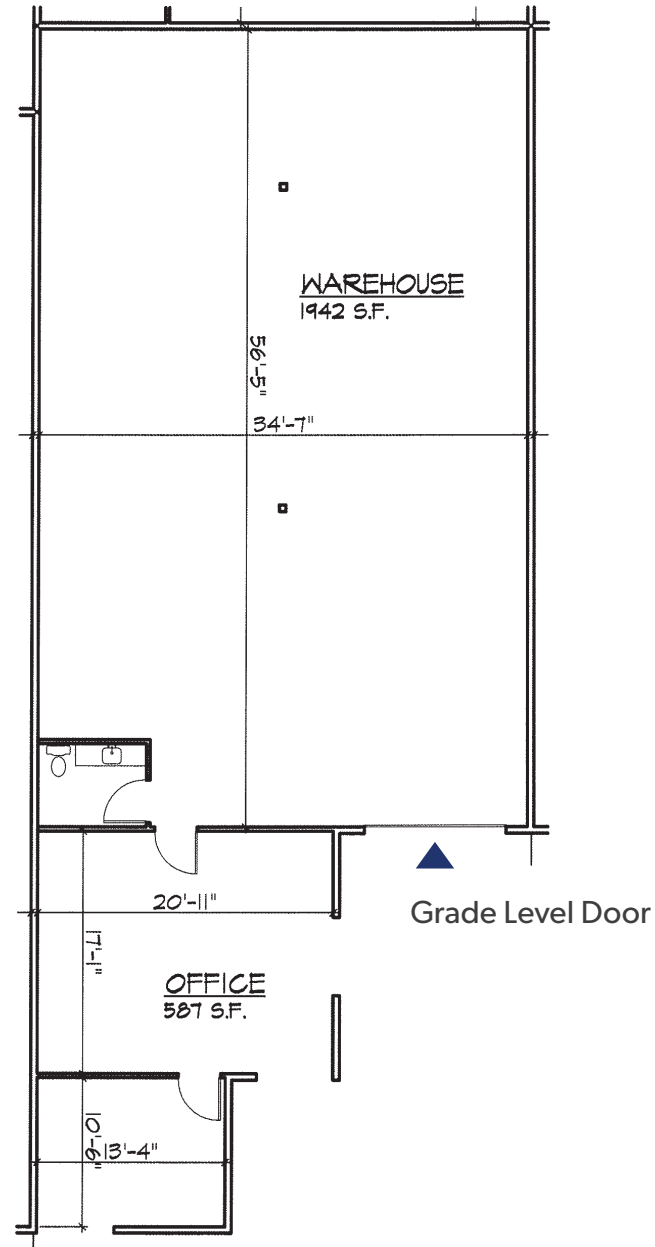
EST. NNN'S: \$1,270

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN
(206) 947-2885
asvensen@andoverco.com

SHANE MAHVI, SIOR
(858) 442-0441
smahvi@andoverco.com



UNIT 212

34310 9th Ave S
Federal Way, WA

BUILDING: 2

TOTAL SF: 2,064

OFFICE SF: 579

MONTHLY BASE RENT: \$2,477

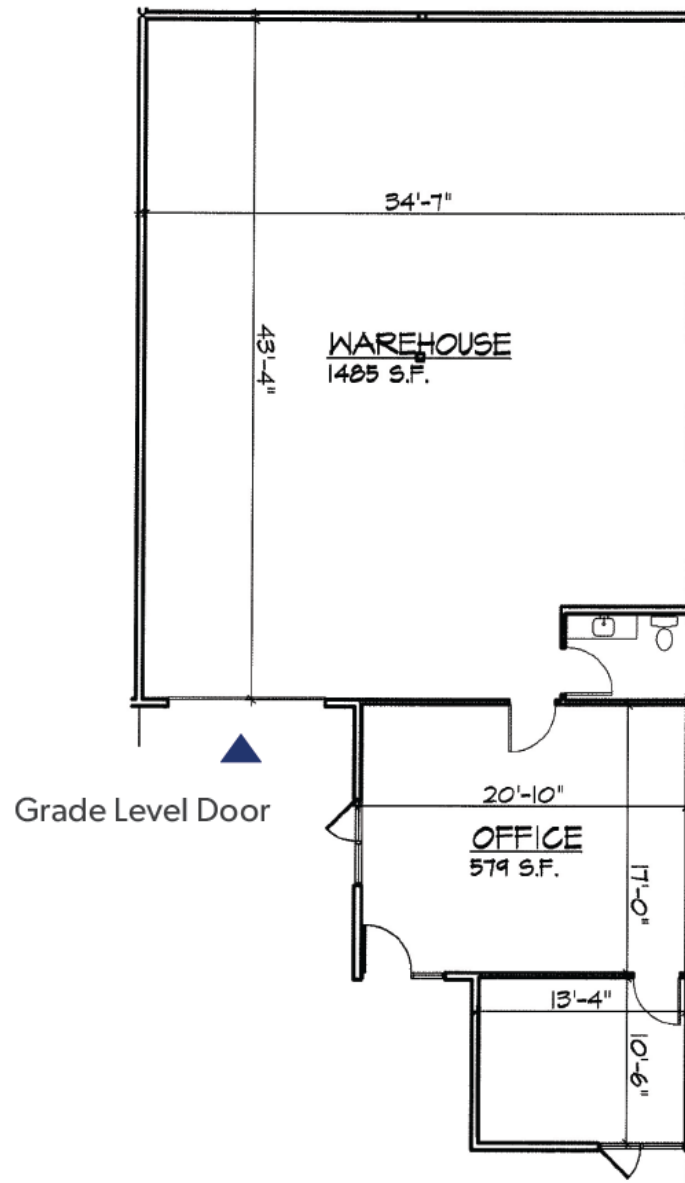
EST. NNN'S: \$1,036

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN
(206) 947-2885
asvensen@andoverco.com

SHANE MAHVI, SIOR
(858) 442-0441
smahvi@andoverco.com



UNIT 308

1112 S 344th St
Federal Way, WA

BUILDING: 3

TOTAL SF: 1,374

OFFICE SF: 620

MONTHLY BASE RENT: \$1,649

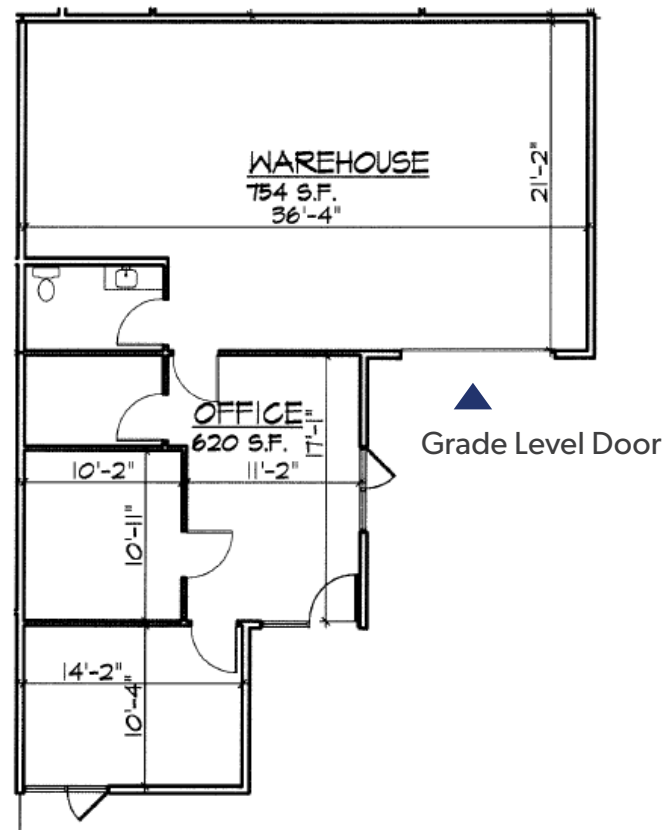
EST. NNN'S: \$690

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN
(206) 947-2885
asvensen@andoverco.com

SHANE MAHVI, SIOR
(858) 442-0441
smahvi@andoverco.com



UNIT 311

1112 S 344th St
Federal Way, WA

BUILDING: 3

TOTAL SF: 2,035

OFFICE SF: 618

MONTHLY BASE RENT: \$2,442

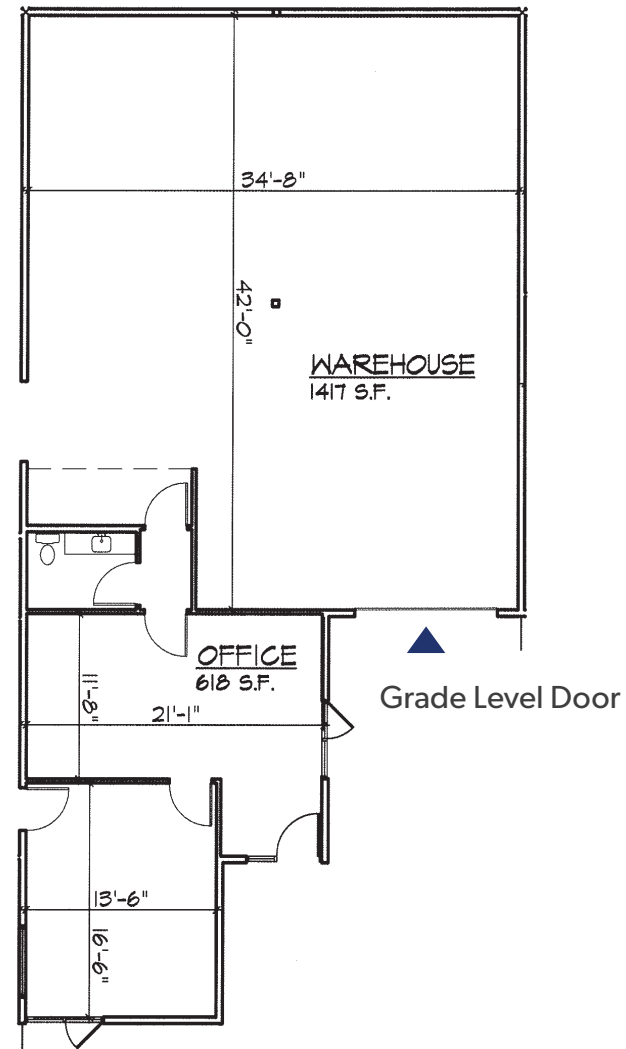
EST. NNN'S: \$1022

AVAILABLE: NOW

LOADING: 1 GL

ARNE SVENDSEN
(206) 947-2885
asvensen@andoverco.com

SHANE MAHVI, SIOR
(858) 442-0441
smahvi@andoverco.com





ARNE SVENDSEN
 (206) 947-2885
 asvensen@andoverco.com

SHANE MAHVI, SIOR
 (858) 442-0441
 smahvi@andoverco.com

Campus Park | The Andover Company, Inc.

The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.