



**For Lease**

# *Spanaway Industrial Park*

15413 1st Avenue Court South Spanaway, WA 97445

2,750 - 3,100 SqFt - 3 single story buildings

# Spanaway Industrial Park

15413 1st Avenue Court South Spanaway, WA 98445

Kiely@GridPropertyManagement.com

253-238-4833

spanawayindustrialpark.com

## The Spanaway Industrial Park

### PROPERTY FEATURES

- The Spanaway Industrial Park located at 15413 1st Avenue Court South in Spanaway, Washington is made up of five buildings comprising approximately 22, 027 square feet of leasable space. The business park consists of industrial suites ranging in size from 960 square feet to 3,070 square feet.
- Located right off of I-205, the Spanaway Industrial Park is ideal for businesses that need office, warehouse, storage, or light, manufacturing/production space.
- Each building on site is a metal butler-style, insulated, pitched-roof structure with high interior ceilings and wide spans. Many of the warehouse suites contain office build-out.
- The Spanaway Industrial Park will benefit from a site-wide renovation that is scheduled to begin the Fall of 2021.





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## Current Availability

### INDUSTRIAL SPACE

- Suite 2-D- Available Now- 772 SqFt
- Suite 3-F- Leased
- Suite 2-F- Leased

### YARD SPACE

- Spanaway Industrial Park-Yard Space - Leased



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## Suite 2-D

### Amenities

- 772 SqFt
- Common Restroom
- High Ceiling Clearance
- Power Details: Pending





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## Suite 2-D



- The first-year base rent rate is \$15.00 per year per square foot (\$965.00 per month) plus \$4.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$257.33 per month), resulting in all-in lease costs of \$1,222.33 per month for year 1 with 7% annual increases on base rent.
- Tenants will also pay their own electricity, internet, garbage, and phone bills.



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## Contact Us!

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**GRID**  
PROPERTY  
MANAGEMENT, LLC

Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property in the greater Portland metropolitan area.

