



## 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, <u>RESTAURANTS</u>, <u>AND</u> RETAIL SERVICES.









## 1 302

1112 S 344th St Federal Way, WA

**BUILDING: 3** 

TOTAL SF: 2,068

OFFICE SF: 686

**AVAILABLE: 30 DAYS NOTICE** 

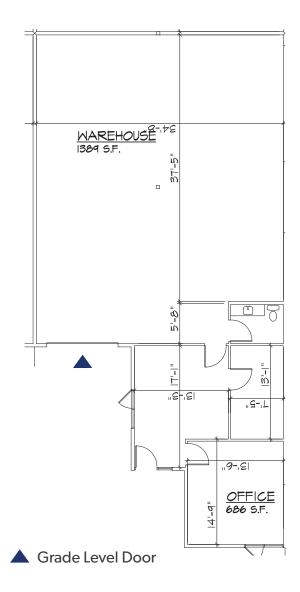
LOADING: 1 GL

MASTER LEASE

EXPIRES 12/31/2025

RATE: \$1.15 BLENDED PSF

JOSH KLEIN (602) 708-6589 jklein@andoverco.com







JOSH KLEIN (602) 708-6589 jklein@andoverco.com