

Earlington Business Park/ Black River Corporate Park

Thomas Avenue SW and 10th SW ■ Renton, WA



Total Size252,700 SF
 Number of Buildings 2
 Date of Construction 1969/1974
 Construction Type..... Concrete Tilt-Up
 Clear Height.....22'-24'
 Truck LoadingDH and GL, Rail-Served
 Parking91 per 1000 SF
 Zoning..... IM

Properties Available

Address	Size (Office SF)	Loading/CH	Rate
Black River Corporate Park 927 Thomas Ave. SW, Renton	19,400 SF (1,634 SF, 808/1st floor, 836/mezz)	1 DH, 1 ramp door; rail-served; 24' CH	\$6,840/mo. NNN
Earlington Business Park 720/760 Thomas Ave. SW, Renton	24,410 SF (1,205 SF)	7 DH, ramp possible; rail-served; 24' CH	\$9,875/mo. NNN
Earlington Business Park 720 Thomas Ave. SW, Renton	14,400 SF, (1,205 SF)	4 DH, 2 rail doors; rail-served; 24' CH	\$6,320/mo. NNN
Earlington Business Park 760 Thomas Ave. SW, Renton	10,010 SF (build to suit office at \$0.85/SF add-on)	3 DH, 1 rail door; rail-served; 24' CH	\$4,040/mo. NNN
Earlington Business Park 780 Thomas Ave. SW, Renton	11,590 SF (547 SF, and an optional 1,003 SF)	2 DH, 1 ramp door; rail-served; 24' CH	\$4,991/mo. NNN

For additional information:

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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.

FOR LEASE

Black River Corporate Park

Current Space Available:

- **NEW** 19,400 SF Space Available



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Features:

- 19,400 SF total
- Space includes approximately 1,634 SF of office (808 SF on 1st floor and 836 SF of mezzanine space)
- 1 dock door, 1 ramp door
- Rail-served
- Separate will-call entry adjacent to loading doors
- 24' clear height; IM zoning
- New high-efficiency fluorescent warehouse lighting
- \$6,840/month, plus NNNs
- No City of Seattle B&O tax

See reverse side for floor plan.



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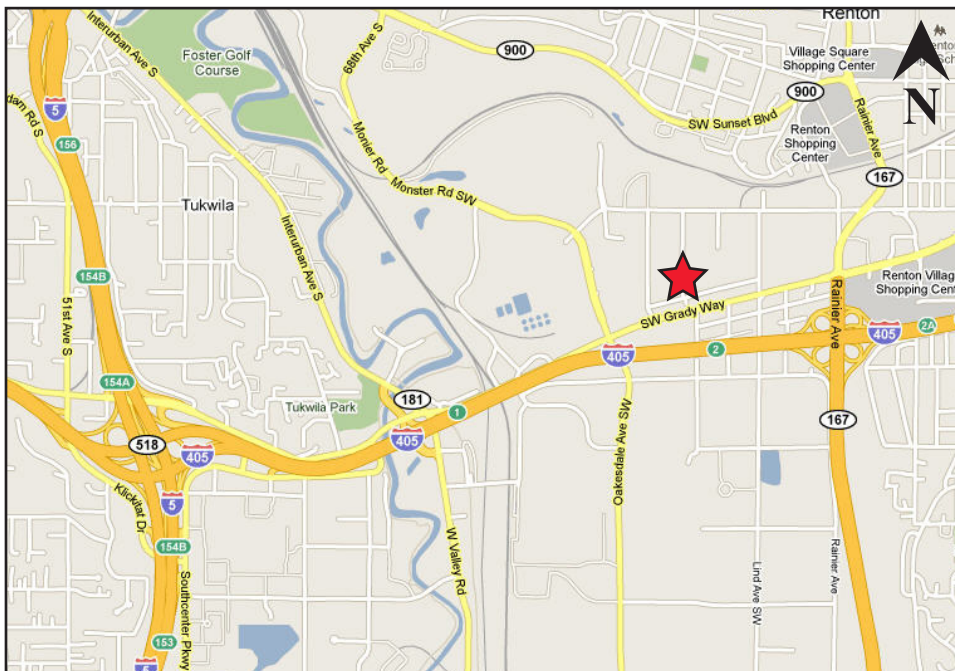
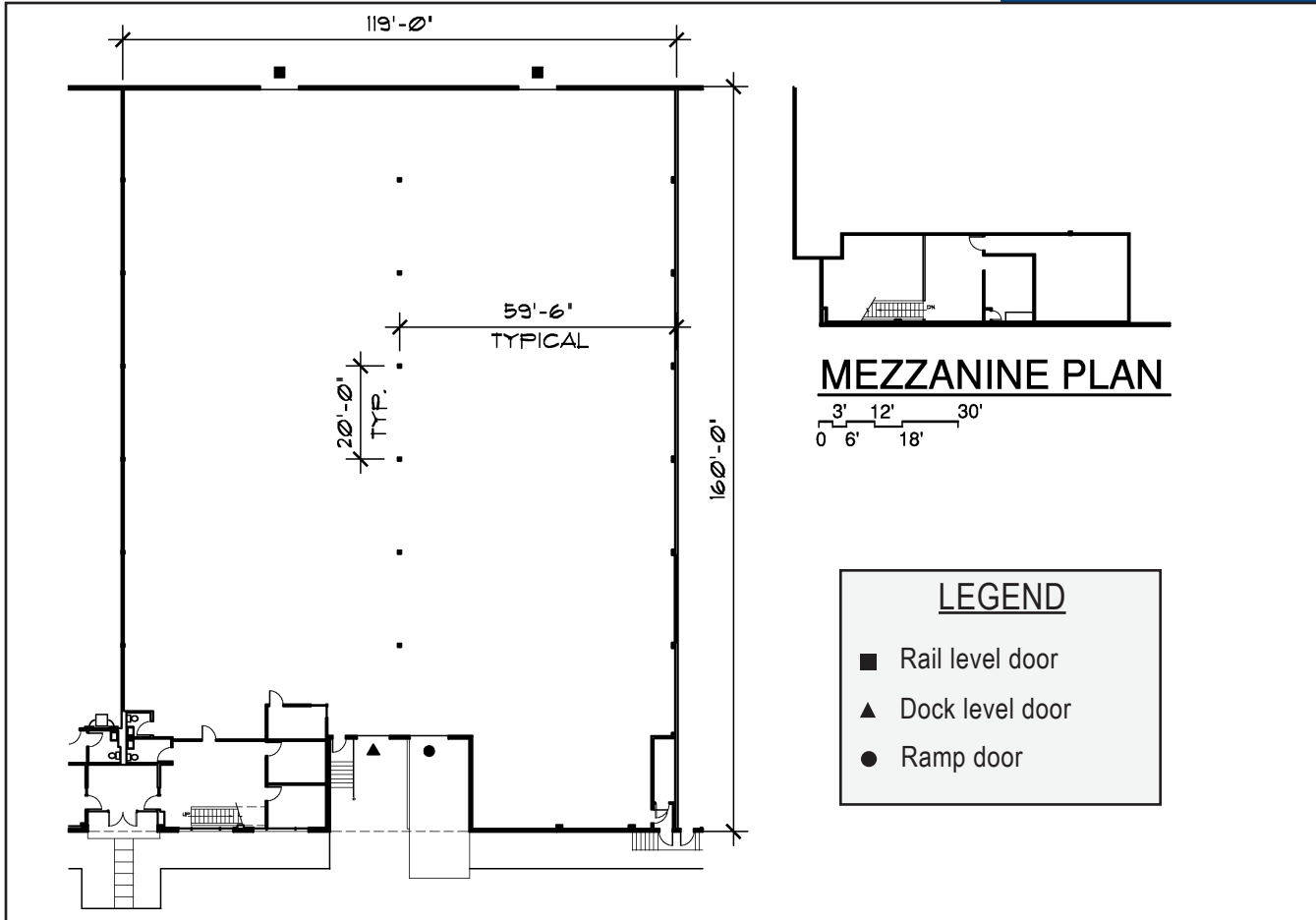
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