



AMB PROPERTY CORPORATION®
Local partner to global trade.™

FOR LEASE

Earlington Business Park

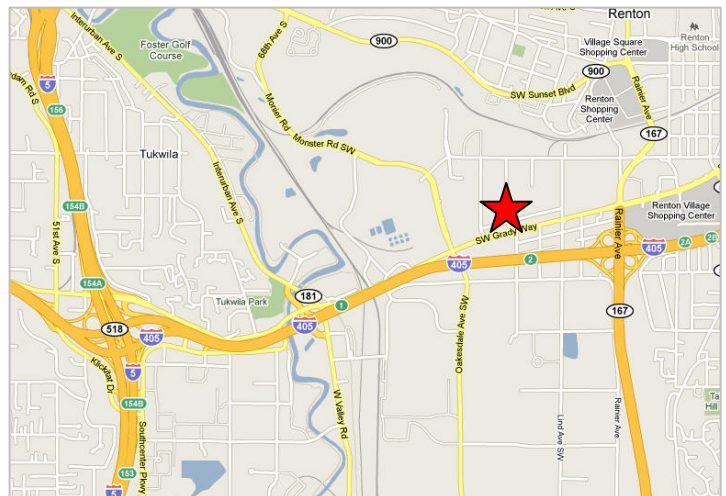


Black River Corporate Park



Earlington Business Park / Black River Corporate Park Renton, WA

City, State, Country	Renton, WA, King
Submarket	Renton Ind
Property Type	Industrial
Year Built	1969/1974
Total Size	252,700 SF
Parking	0.91/1,000 SF
Construction Type	Concrete tilt-up
Clear Height	22'-24'
Loading	DH and GL
Rail-Served	Yes
Zoning	IM
Additional Comments	New high-efficiency fluorescent lighting; no City of Seattle B&O tax.





CURRENT AVAILABILITIES

Address	Size (Office SF)	Loading/CH	Rate
Black River Corporate Park 907B Thomas Ave. SW, Renton Available September 1, 2010	9,700 SF (1,075 SF)	1 DH; rail-served; 24' CH	\$4,395/mo. NNN
Earlington Business Park 720/760 Thomas Ave. SW, Renton Available now	24,410 SF (1,205 SF)	7 DH, ramp possible; rail-served; 22' CH	\$9,875/mo. NNN
Earlington Business Park 720 Thomas Ave. SW, Renton Available now	14,400 SF, (1,205 SF)	4 DH, 2 rail doors; rail-served; 22' CH	\$6,320/mo. NNN
Earlington Business Park 760 Thomas Ave. SW, Renton Available now	10,010 SF (build to suit office at \$0.85/SF add-on)	3 DH, 1 rail door; rail-served; 22' CH	\$4,040/mo. NNN
Earlington Business Park 1030 Thomas Ave. SW, Renton Available November 1, 2010	12,000 SF (562 SF)	2 DH, 1 ramp door; rail-served; 22' CH	\$4,955/mo. NNN

For additional information, please contact:

The Andover Company, Inc.

Brian Dennehy

Vice President

The Andover Company

Direct 206 336 5333

Fax 206 246 9229

Email bdennehy@andoverco.com

The Andover Company, Inc.

Brian Bruininks, CCIM

Principal

The Andover Company

Direct 206 336 5324

Fax 206 246 9229

Email bbruininks@andoverco.com





AMB PROPERTY CORPORATION®
Local partner to global trade.™

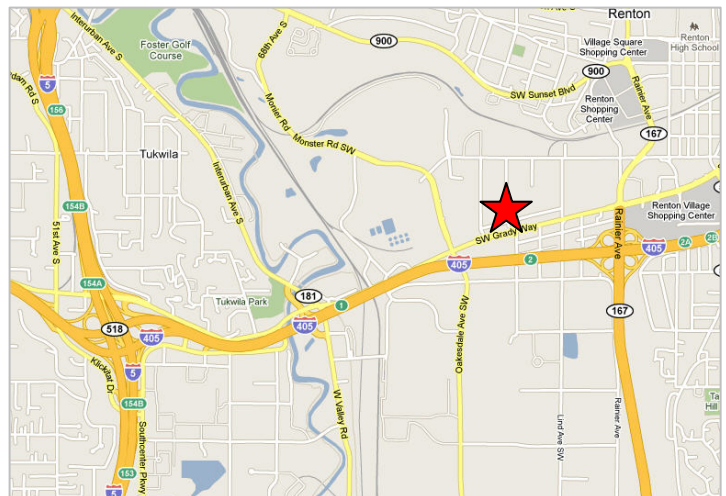
FOR LEASE

720 & 760 Thomas Ave. S. • Renton, WA



24,410 SF Available | Earlington Business Park Renton, WA

Property Name	Earlington Business Park
Address	720/760 Thomas Ave. S
City, State, Country	Renton, WA, King
Submarket	Renton Ind
Property Type	Industrial
Year Built	1969
Land	5.67 AC
Parking	0.91/1,000 SF
Office SF	1,205 SF
Clear Height	22'
Loading	7 DH, ramp possible
Rail-Served	Yes
Rate	\$9,875/month, NNN
Additional Comments	New high-efficiency fluorescent lighting; no City of Seattle B&O tax.

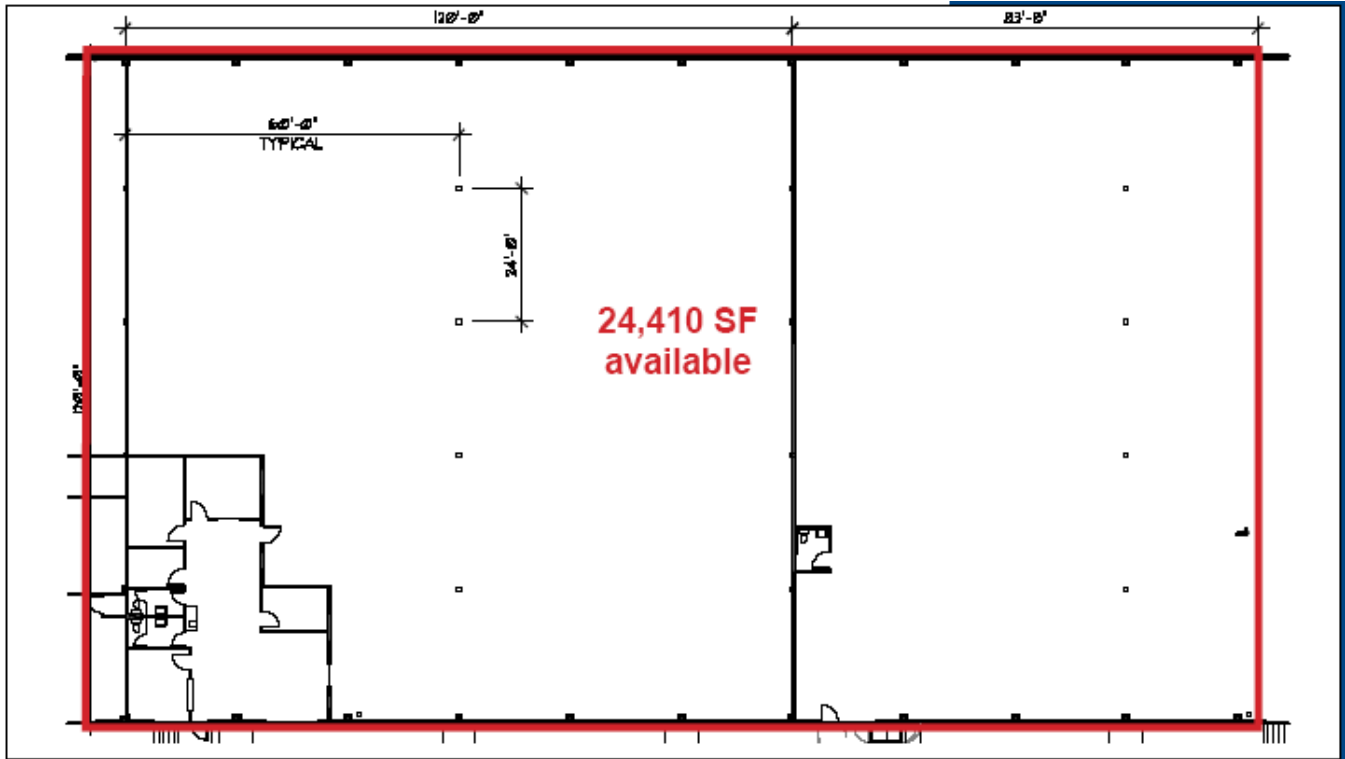




AMB PROPERTY CORPORATION®
Local partner to global trade.™

FOR LEASE

720 & 780 Thomas Ave. S. • Renton, WA



For additional information, please contact:

The Andover Company, Inc.

Brian Dennehy

Vice President

The Andover Company

Direct 206 336 5333

Fax 206 246 9229

Email bdennehy@andoverco.com

The Andover Company, Inc.

Brian Bruininks, CCIM

Principal

The Andover Company

Direct 206 336 5324

Fax 206 246 9229

Email bbruininks@andoverco.com



NO WARRANTIES OR REPRESENTATIONS, EXPRESSED OR IMPLIED, ARE MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. ALL SIZES ARE APPROXIMATE. AMB MAKES NO COMMITMENT TO UPDATE THE INFORMATION CONTAINED HEREIN, AND MAY MAKE CHANGES TO THESE MATERIALS AT ANY TIME WITHOUT NOTICE. IN NO EVENT SHALL AMB OR ITS AFFILIATES BE LIABLE FOR ANY DAMAGES WHATSOEVER (INCLUDING, WITHOUT LIMITATION, DAMAGES FOR LOSS OF PROFITS, BUSINESS INTERRUPTION, OR LOSS OF OPPORTUNITY) ARISING OUT OF THE USE OF THE INFORMATION CONTAINED HEREIN.