

# SUN LEE BUILDING FOR LEASE - 41,030 SF

3651 200TH ST E | UNINCORPORATED PIERCE COUNTY (FREDERICKSON)

## RARE SMALL INDUSTRIAL SPACE - FREDERICKSON MARKET

AVAILABLE FOR LEASE 41,030 SF



### LEASE INFO

<b>Building Size:</b>	82,215 SF
<b>Available Size:</b>	41,030 SF
<b>Office Size:</b>	Built-To-Suit
<b>Parcel Size:</b>	6 Acres
<b>Lease Rate:</b>	\$0.75/SF/Mo (Shell)
<b>Lease Type:</b>	NNN

Short term or dead storage deals considered!

### PROPERTY HIGHLIGHTS

1 (12x14) GL Door & 5 (9x10) DH Doors

36' Clear Height

56' x 60' Column Spacing

Sprinkler System - ESFR, K-17 Heads

Dock Equipment - 40k Lb. Hydraulic Dock Levelers, Seals and Lights at Each Position

Power - 277/480, +/- 800 Amps

Truck Court Depth - 128'

Truck Apron - 60' Reinforced



**SCOTT PRICE**  
253.779.2419

sprice@neilwalter.com

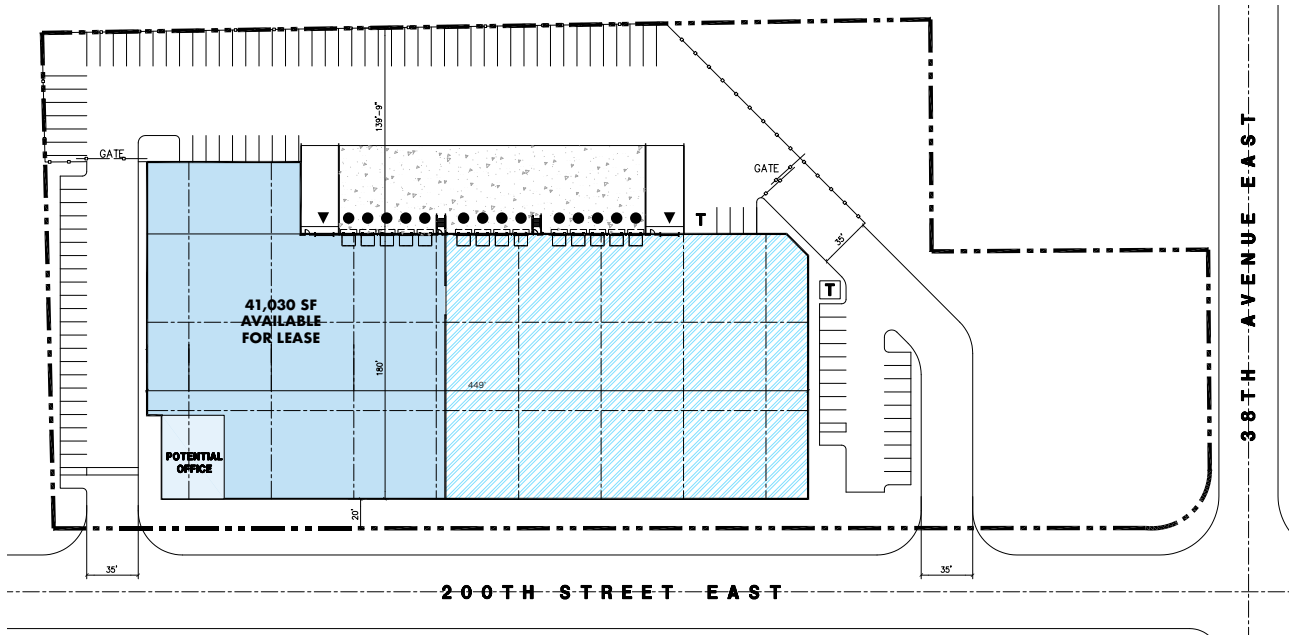
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