

# 805 140TH AVE CT E

SUMNER, WA

FOR LEASE



## IOS PERFECTED IN THE HEART OF SUMNER

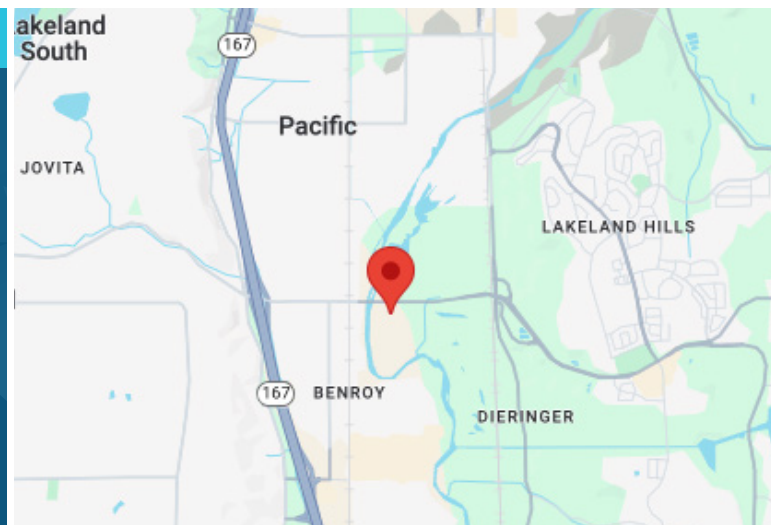


### BUILDING INFORMATION

Building Size	Land Size	Loading	Lease Rate
12,600 SF Shop   6,006 SF Office	+/- 4.27 AC	8 GL Doors (13' x 15')	Call Broker

### PROPERTY HIGHLIGHTS

- Direct access to SR-167
- Fully equipped maintenance building with shop office
- Stand-alone office building
- Drivers lounge with separate access
- Site is fully paved, fenced and lighted
- Fuel island available
- 4 drive-through shop bays
- Zoned M-1, Light Industrial, City of Sumner
- Site is in move-in condition
- Available 9/1/2024



**KERMIT JORGENSEN**  
206.787.1475  
kjorgensen@neilwalter.com

Property owned by:  
**REALTERM**

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# 805 140TH AVE CT E

SUMNER, WA



**KERMIT JORGENSEN**  
206.787.1475  
kjorgensen@neilwalter.com

Property owned by:  
**REALTERM**

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.

# 805 140TH AVE CT E

SUMNER, WA



### DRIVE-TIMES

- 4 min. (1.0 mi) from SR-167
- 6 min. (4.3 mi) from SR-18
- 11 min. (5.0 mi) from I-5
- 20 min. (9.3 mi) from Port of Tacoma
- 30 min. (30.0 mi) from Downtown Seattle
- 35 min. (30.7 mi) from Port of Seattle

**KERMIT JORGENSEN**  
206.787.1475  
kjorgensen@neilwalter.com

Property owned by:  
**REALTERM**

All information references in this document are approximate. The information contained herein is contained from sources deemed reliable. It is provided without representation, warranty, or guarantee, expressed or implied as to accuracy. Prospective buyer or tenant should conduct its own independent investigation relating to the property, government codes and regulations, allowed uses, and all other matters, regardless of whether they are referred to or contained in this document.