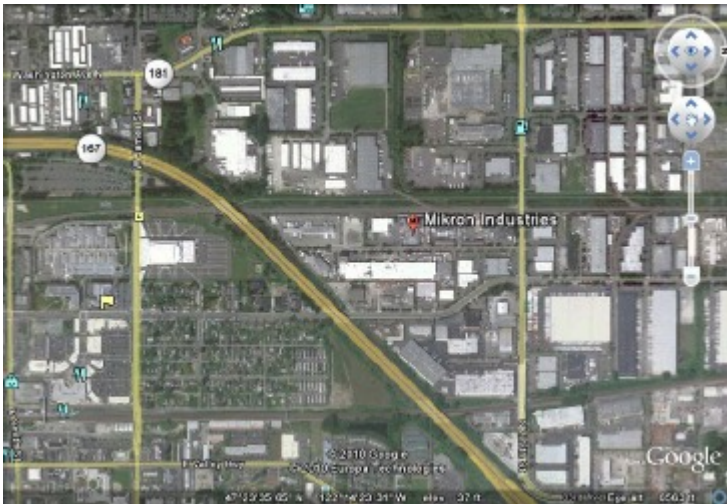


City Beverage



City Beverage is located at:
1025 Sixth Avenue North
Kent, Washington

Contact: Scott Rice 253-852-5327

www.scottrice.net

Building for Lease

- Total square feet available 35,681
- 26,000 square feet of warehouse/distribution.
- 9,100 square feet of office space
- 5 dock doors, 2 grade level doors
- 2,000 Square Foot Truck Shop
- Blended rate \$0.40/psf nnn.



1025 6th Ave N - City Beverages



Location: **City Beverages**
Southeast Ind Cluster
Kent Valley S Ind Submarket
King County
Kent, WA 98032

Building Type: **Class B Distribution**
 Status: **Built 1982**
 Tenancy: **Single Tenant**

Land Area: **98,446 SF**
 Stories: **1**
 RBA: **35,781 SF**

Total Avail: **35,781 SF**
 % Leased: **100%**

Landlord Rep: **The Real Estate Company LLC**
 Management: **The Real Estate Company LLC**
 Recorded Owner: **Ford W. Kiene**

Ceiling Height: **20'0"**
 Column Spacing: **-**
 Drive Ins: **2 - 8'0" w x 10'0" h**
 Loading Docks: **6 ext**
 Power: **-**

Crane: **-**
 Rail Line: **None**
 Cross Docks: **-**
 Const Mat: **Reinforced Concrete**
 Utilities: **-**

Expenses: **2013 Tax @ \$1.37/sf; 2013 Ops @ \$0.27/sf**
 Parcel Number: **383090-0120**
 Parking: **59 free Surface Spaces are available; Ratio of 1.65/1,000 SF**
 Amenities: **Cooler, Partial Stories Exist**

Floor	SF Avail	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Use/Type
E 1st	35,781/9,100 ofc	35,781	\$0.45/nnn	09/2013	3-5 yrs	Direct
<i>The Real Estate Company LLC / Scott Rice (253) 852-5327</i>						