

Month 6 Base Rent Free!



For Lease

Durango Industrial Park

8016 Durango Street SW, Lakewood, WA

Suites Available!

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Available Suites

- **Suite 5 - AVAILABLE 08/18/2023**

PROPERTY FEATURES

- Includes one building comprising approximately 33,160 square feet of leasable space
- The industrial park consists of 14 office and warehouse suites ranging in size from 1,250 square feet to 5,100 square feet
- Located right off of I-5, it's ideal for businesses that need office, warehouse, storage, or light manufacturing/production space
- Fully sprinkled, ample power, parking and water with security lighting
- The Durango Industrial Park is scheduled to undergo a



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Suite 5

AMENITIES

- 2,500 RSF
- High ceiling warehouse clearance
- Private Restroom
- Assigned Outdoor Parking
- Office Space
- Mezzanine



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Suite 5 - Pricing

- The first-year base rent rate is \$14 per year per square foot (\$2,916.67 per month total) plus \$3.00 per year per square foot pro-rata allocation of triple net (NNN) costs (\$625.00 per month), resulting in all-in lease costs of \$3,541.67 per month for year 1 with 5% annual increases on base rent.
- **Base rent for month 6 of the lease (\$2,916.67) will be abated. The tenant will still be responsible for paying the OpEx charge for month 6 of the lease (\$625.00) Limited time, must sign a 12-month minimum lease.*
- Tenants will also pay their own electricity, internet and phone bills.



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Grid Property Management is a Portland-based property management firm that specializes in the management of commercial, and industrial property.