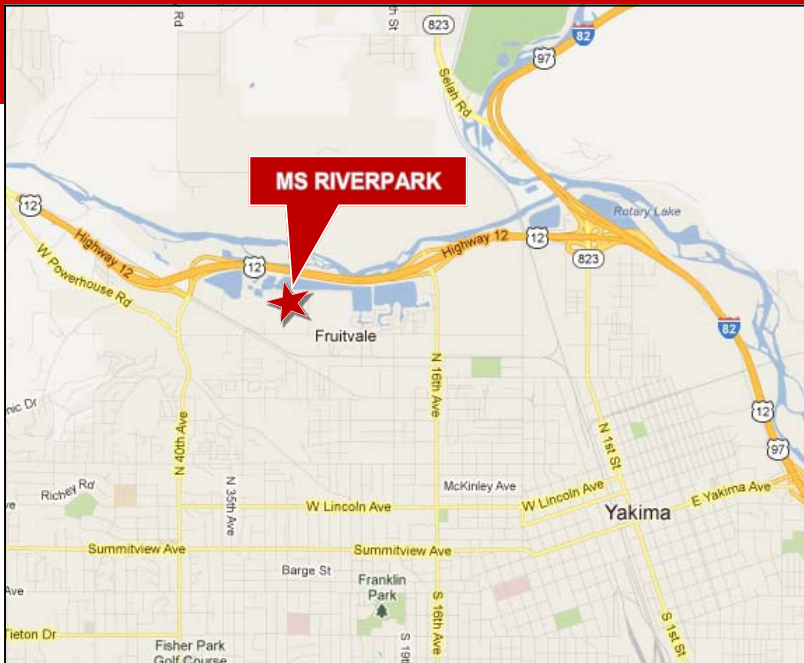


# MS Riverpark



## FOR LEASE First Class Distribution Facility

### PROPERTY DETAILS

Available ..... ± 41,820 SF  
 Office Size ..... Build-to-suit  
 Loading ..... 4 DH Doors  
 Clear Height ..... 28 Feet  
 Lease Rate ..... \$0.35/SF, NNN

### PROPERTY HIGHLIGHTS

- Great park-like setting
- New LED lighting
- Immediate access to SR-12 & I-82

### CURRENT TENANTS

- Peninsula Packaging Company
- Bechtel National, Inc.
- SunRype Products USA, Inc.

Michael Roy  
 253.395.3606  
 mroy@neilwalter.com

Paul Stelzer  
 509.248.4530  
 pstelzer@stelzerclark.com



# MS Riverpark

## FLOOR PLAN



### BUILDING FEATURES

- Building Size:** 510,127 SF Total
- Land Size:** 20.17 Total Acres
- Sprinklered:** Yes
- Ceiling Height:** 28'
- Floor:** 6" reinforced concrete
- Columns:** 48' x 48' column spacing
- HVAC:** Air rotation in warehouse; AC in office
- Construction:** Pre-cast concrete; fully insulated shell
- Year Built:** 1983, Expanded and Renovated in 1996

### CONTACT

Mike Roy  
 253.395.3606 Direct  
 206.940.7199 Cell  
 mroy@neilwalter.com



Paul Stelzer  
 509.248.4530 Direct  
 509.494.3630 Cell  
 pstelzer@stelzerclark.com

