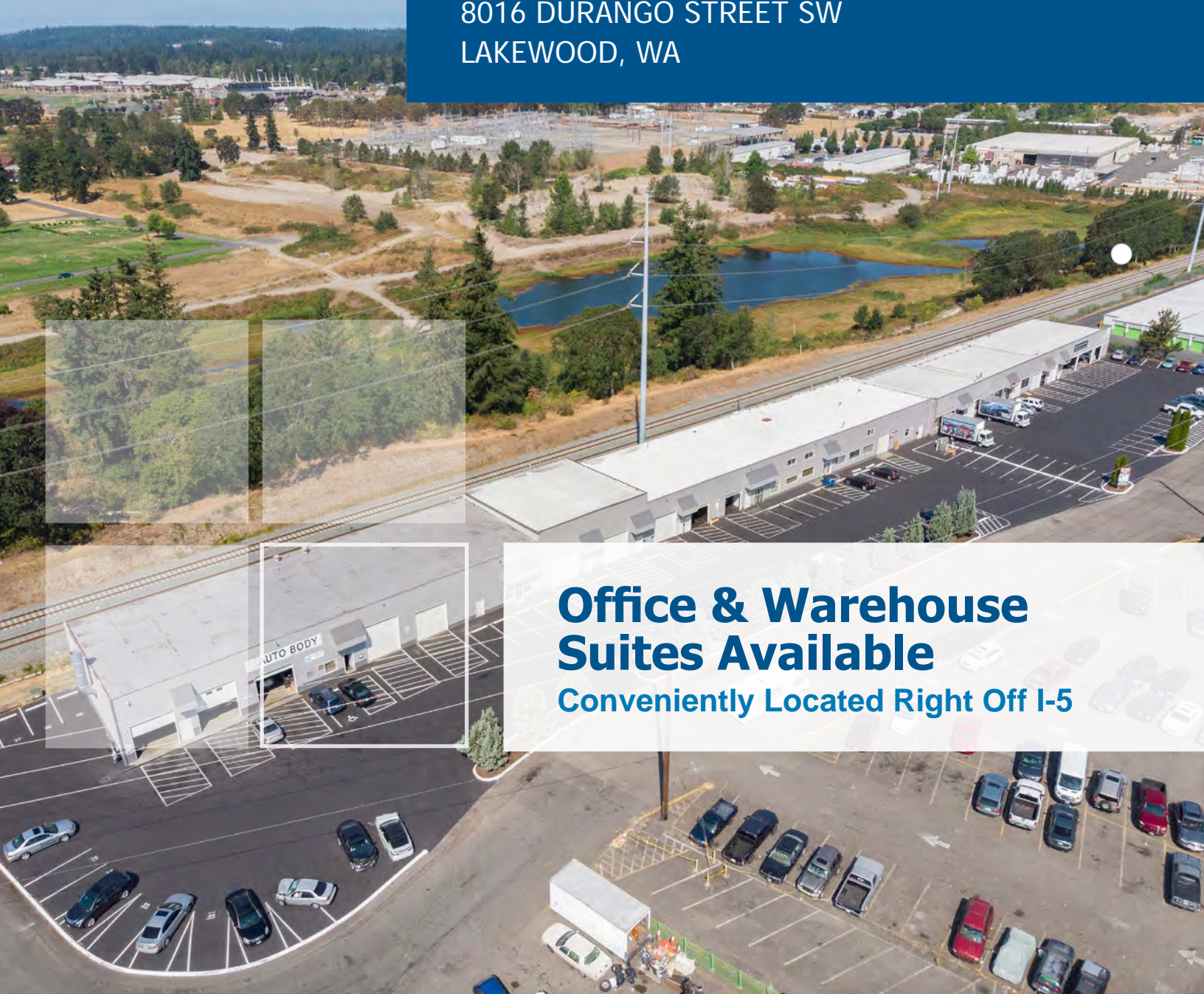




ATTENTION BROKERS
FOR LEASE

Durango Industrial Park

8016 DURANGO STREET SW
LAKEWOOD, WA



**Office & Warehouse
Suites Available**

Conveniently Located Right Off I-5

DurangoIndustrialPark.com



Durango Industrial Park

8016 DURANGO STREET SW
LAKEWOOD, WA

PROPERTY OVERVIEW

- 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
- Fully sprinkled, ample power, parking and water with security lighting.

Located right off of 1-5, it's ideal for **businesses that need office, warehouse, storage, or light manufacturing/production space**



2,500 SF Industrial Suite- Private Restroom - Roll-Up Door. - Lakewood, WA

2,500
SQUARE FEET

\$17.85 /yr
RENT / SF

\$3,718.75
RENT

(253) 220-5098
www.DurangoIndustrialPark.com



PROPERTY ADDRESS

8016 Durango Street SW - Suite 03
Lakewood, WA 98499

COMMERCIAL TYPE: **Industrial**

LEASE TYPE: **NNN** AVAILABLE: **3/17/25**

DESCRIPTION

Click here to apply: <https://tinyurl.com/GridCommercialApp>

Suite 3 is a 2,500 SF industrial suite with a private restroom and roll-up door.

Situated right off of I-5, the Durango Industrial Park is ideal for businesses that need office, industrial, warehouse, storage, or light manufacturing or production space. This property recently received site-wide renovations - a new roof, exterior paint, parking lot repaving, and site-wide exterior cameras.

The Durango building is wood-framed with high ceilings and clear spans. The building is fully sprinkled and has ample power and water for your needs. The site has exceptional parking and excellent lighting for security after hours.

Suite 3 features one roll-up door, a standard entry door, an office build-out, and a private restroom.

The suite has ample power and ample lighting. Three(3) assigned parking spots are associated with this suite as well as the loading space in front of the roll-up door.

Power Details: Pending

One-year minimum lease. Extensions beyond one year are available

The first-year base rent rate is \$14.25 per year per square foot (\$3,062.50 per month total) plus \$3.15 per year per square foot pro-rata allocation of triple net (NNN) costs (\$656.25 per month), resulting in all-in lease costs of \$3,718.75 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Roll up door
- Private Restroom
- Warehouse Space
- Office Space

RENTAL TERMS

Rent	\$3,718.75
Security Deposit	\$4,000.00
Application Fee	\$0.00



View this listing online:



Spacious Office Suite with Private Bathrooms and Storage - Available for Lease - Lakewood, WA

1,600
SQUARE FEET

\$15.15 /yr
RENT / SF

\$2,020
RENT

(253) 220-5098
www.DurangoIndustrialPark.com



PROPERTY ADDRESS

8016 Durango Street SW - Suite 7B
Lakewood, WA 98499

COMMERCIAL TYPE: Office LEASE TYPE: NNN
AVAILABLE: 1/1/25

DESCRIPTION

Please Visit DurangoIndustrialPark.com for a full list of details and photos.

Available from Grid Property Management, LLC:

Located on the second floor, Suite 7B is a 1,600 RSF office suite with 5 private offices, two bathrooms, and additional mezzanine storage (an additional 170 SF of simple storage space for use by the tenant).

Situated right off of I-5, the Durango Industrial Park is ideal for businesses that need office, warehouse, storage, or light manufacturing/production space. This property underwent a host of site-wide renovations in 2021.

The Durango building is wood framed with high ceilings and clear spans. The building is fully sprinkled and has ample power and water for your needs.

The site has exceptional parking and excellent lighting for security after hours.

Suite 7B's offices have conventional 8' ceilings, while the warehouse suites in the building have 14 to 20 feet of interior clearance.

Suite 7B can be combined with Suite 7A (a downstairs office space of 1,905 SF).

The suite has ample power and ample lighting. One-year minimum lease. Extensions beyond one year available.

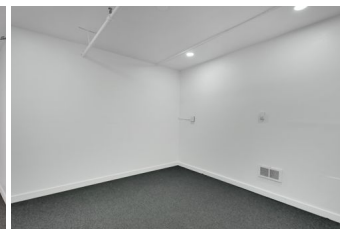
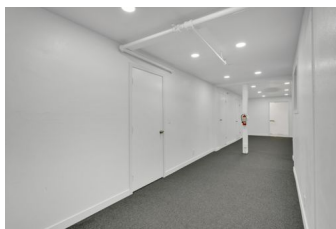
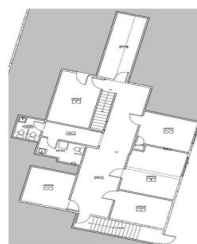
The first-year base rent rate is \$12.00 per year per square foot (\$1,600.00 per month total) plus \$3.15 per year per square foot pro-rata allocation of triple net (NNN) costs (\$420.00 per month), resulting in all-in lease costs of \$ 2,020.00 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Private Restrooms
- Private Offices
- Additional Storage
- Assigned Outdoor Parking

RENTAL TERMS

Rent	\$2,020
Security Deposit	\$2,500
Application Fee	\$0



View this listing online:



Durango Industrial Park

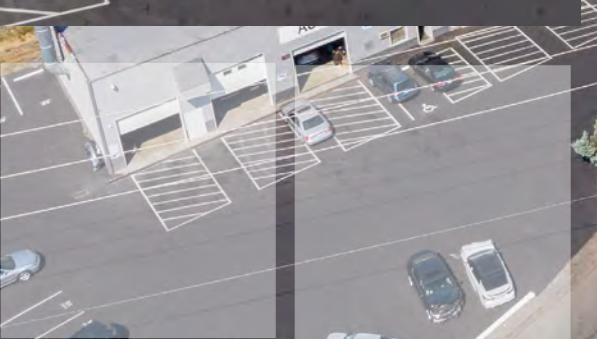
8016 DURANGO STREET SW
LAKEWOOD, WA

WAREHOUSE SPACE IDEAL FOR LIGHT
MANUFACTURING AND PRODUCTION.

**Is your client the perfect fit?
Let's talk today.**

Leasing Team ☐ GridPropertyManagement.com
253-220-5098

Individual suite information is available at
DurangoIndustrialPark.com



Grid Property Management is a property management firm that specializes in the management of commercial and industrial properties.