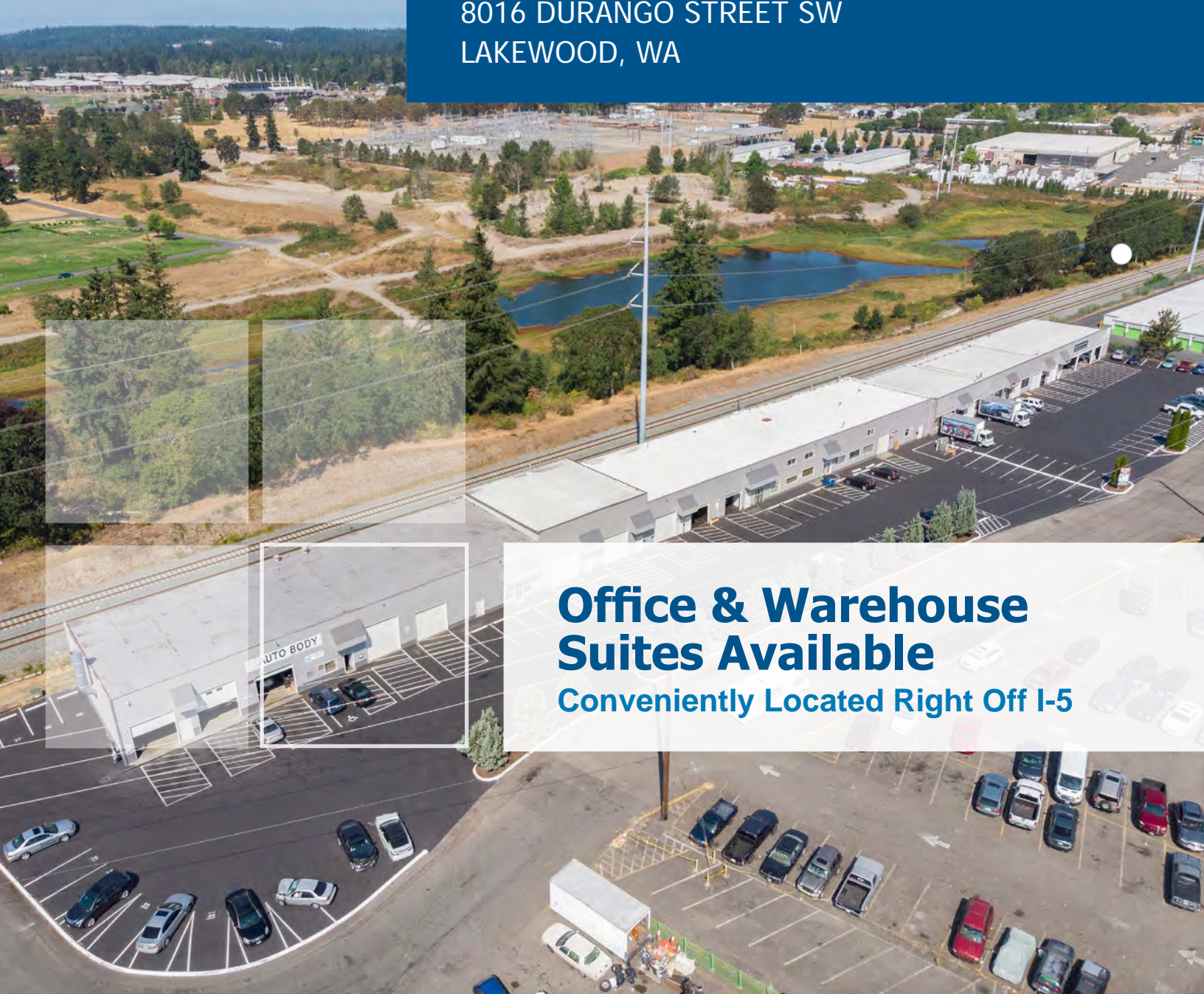




ATTENTION BROKERS  
**FOR LEASE**

## **Durango Industrial Park**

8016 DURANGO STREET SW  
LAKEWOOD, WA



**Office & Warehouse  
Suites Available**

Conveniently Located Right Off I-5

[DurangoIndustrialPark.com](http://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:



# For Lease - Spacious Showroom/Retail Space with Private Offices, Storage and Restroom -Lakewood, WA

**1,905**  
SQUARE FEET

**\$15.15 /yr**  
RENT / SF

**\$2,405.06**  
RENT

(253) 220-5098  
www.DurangoIndustrialPark.com



## PROPERTY ADDRESS

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

COMMERCIAL TYPE: **Retail** LEASE TYPE: **NNN**  
AVAILABLE: **1/1/25**

## DESCRIPTION

Please Visit [DurangoIndustrialPark.com](http://DurangoIndustrialPark.com) for a full list of details and photos.

Available from Grid Property Management, LLC:

Located on the first floor, Suite 7A is a 1,905 RSF space perfect for a retail-facing business. It has an open floor plan, private offices, and storage rooms.

Situated right off of I-5, the Durango Industrial Park is ideal for businesses that need office, flex/industrial, warehouse, storage, or light manufacturing/production space. This property received 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.

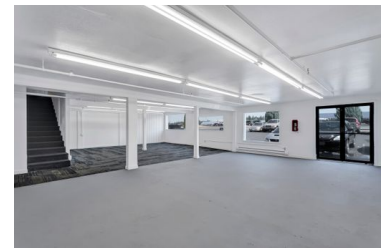
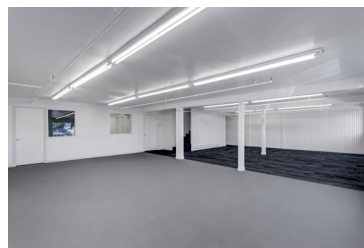
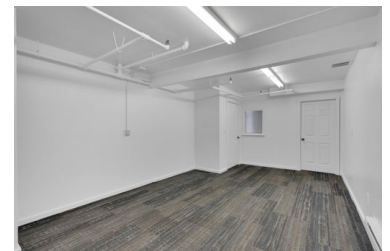
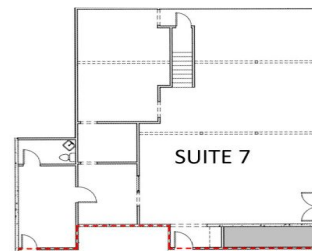
\*\*Suite 7A can be combined with Suite 7B (an upstairs office space of 1,600 SF).\*\*

The suite has ample power and ample lighting.

Power Details: Pending.

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

The first-year base rent rate is \$12.00 per year per square foot (\$1,905.00 per month total) plus \$3.15 per year per square foot pro-rata allocation of triple net (NNN) costs (\$500.06 per month), resulting in all-in lease costs of \$2,405.06 per month for year 1 with 5% annual increases on base rent.



## AMENITIES

- Double Entry Door
- showroom
- Office Space
- Retail
- Flex
- Assigned Outdoor Parking

## RENTAL TERMS

Rent	\$2,405.06
Security Deposit	\$2,800.00
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.

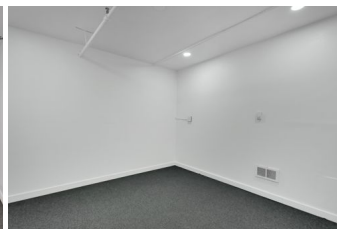
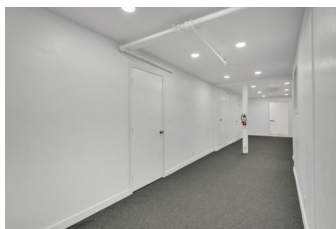
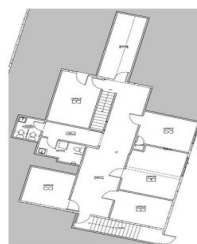
The first-year base rent rate is \$12.00 per year per square foot (\$1,600.00 per month total) plus \$3.15 per year per square foot pro-rata allocation of triple net (NNN) costs (\$420.00 per month), resulting in all-in lease costs of \$ \$2,020.00 per month for year 1 with 5% annual increases on base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



# Retail Space □ Offices, Storage, Private Restrooms - Lakewood, WA

**3,505**  
SQUARE FEET

**\$15.15** /yr  
RENT / SF

**\$4,425.06**  
RENT

(253) 220-5098  
www.DurangoIndustrialPark.com



PROPERTY ADDRESS

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

LEASE TYPE: NNN AVAILABLE: Now

DESCRIPTION

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

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

Located on the first floor, Suite 7A is a 1,905 RSF space perfect for a retail-facing business. It has an open floor plan, private offices, and storage rooms. Located on the second floor and connected by a staircase, Suite 7B is 1,600 RSF of office space -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, flex/industrial, warehouse, storage, or light manufacturing/production space. This property received 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.

The suite has ample power and ample lighting.

Power Details: Pending.

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

The first-year base rent rate is \$12.00 per year per square foot (\$3,505.00 per month total) plus \$3.15 per year per square foot pro-rata allocation of triple net (NNN) costs (\$920.06 per month), resulting in all-in lease costs of \$4,425.06 per month for year 1 with 5% annual increases on base rent.

AMENITIES

- Flex Space
- Retail Space
- Office Space
- Private Restrooms
- Private Offices
- Showroom

RENTAL TERMS

Rent	\$4,425.06
Security Deposit	\$6,000.00
Application Fee	\$0.00



View this listing online:



# Durango Industrial Park

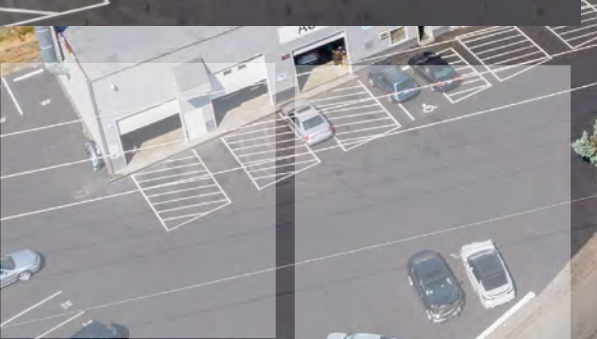
8016 DURANGO STREET SW  
LAKEWOOD, WA

WAREHOUSE SPACE IDEAL FOR LIGHT  
MANUFACTURING AND PRODUCTION.

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Let's talk today.**

Leasing Team ☐ [GridPropertyManagement.com](http://GridPropertyManagement.com)  
253-220-5098

Individual suite information is available at  
[DurangoIndustrialPark.com](http://DurangoIndustrialPark.com)



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