

# THE RAINIER BUILDING

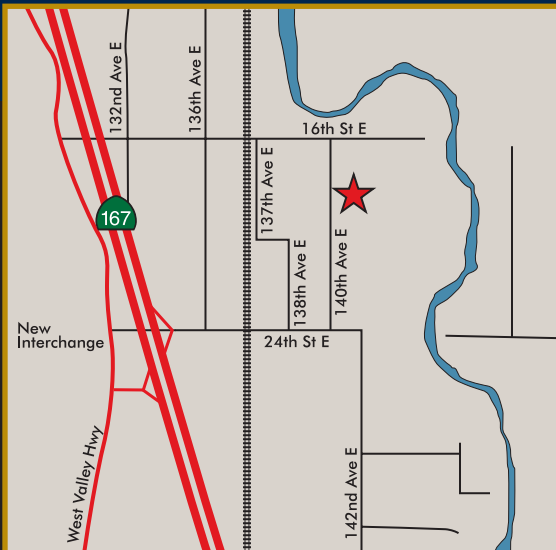
@ SUMNER CORPORATE PARK



**FOR LEASE**

**SUMNER, WA**

**60,000–403,200 Sq. Ft.**



## PACIFIC

REAL ESTATE PARTNERS, INC

225 108th Avenue NE, Suite 550  
Bellevue, WA 98004

For further information, please contact

Leslie R. Boudwin  
Vice President  
425-974-4023

W. Scott Carter  
Principal  
425-974-4004

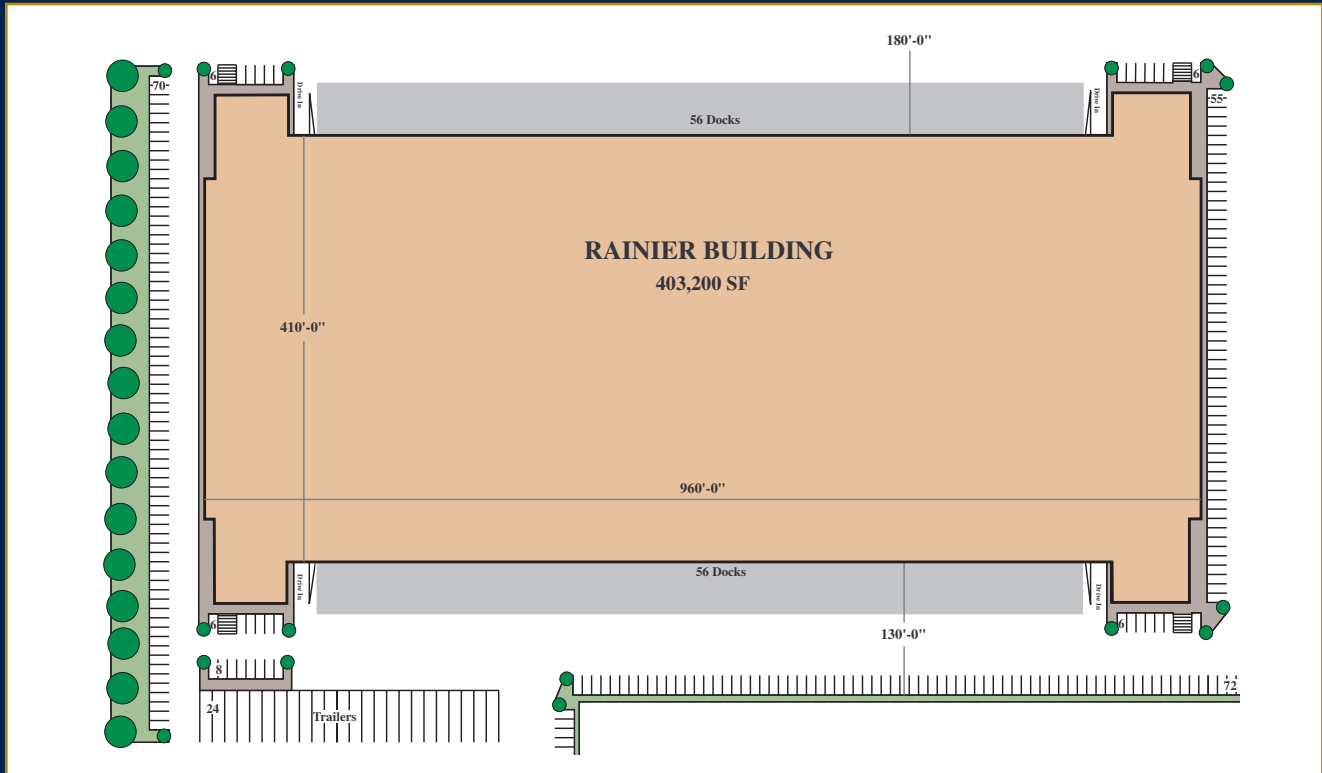
les@pacific-re.com

scott@pacific-re.com

THE

# RAINIER BUILDING

@ SUMNER CORPORATE PARK



## THE BUILDING

- 403,200 SF total
- Divisible to 60,000 SF
- Office BTS
- ESFR Sprinkler
- 30' clear
- R-11 rigid insulation in the roof
- Rebar upgrades in slab
- 480-volt/3-phase power available
- 112 dock high doors, 4 drive-in doors
- Truck door canopies
- Potential yard for trailer parking
- Expansion possible with Sumner Corporate Park
- Foreign Trade Zone status available to allow users to eliminate, reduce, or defer payments to U.S. duties
- Potential sales tax rebate for 200,000+ SF warehouse users

## OWNERSHIP

A Joint Venture of Michelson  
Commercial Realty & Development,  
Knapp Development, and Washington  
Capital Management, Inc.



## LEASING AGENTS

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