

# Central Commerce Center

## Central Commerce Center

1000 Central Avenue South, Kent, WA, United States

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## Offering Summary

Kidder Mathews has been retained to exclusively market Central Commerce Center, Kent, Washington for sale.

The 64,333 RSF, four-building, 7 tenant, industrial business park is strategically located in the Kent Valley.

The South King County market has 110,573,000 SF of space and is Washington's largest concentration of industrial space. The submarket also has one of the lowest vacancy rates at 2.38% as of year-end 2016.

### Marketing Process

The purchase price is set at \$10,307,000.00. The Sellers will consider offers as they are made, but may call for offers at some point in time. A full offering memorandum, financials, floor plans and ARGUS files are available by executing the Confidentiality Agreement.

### Property Overview

Property	Central Commerce Center
Type	Industrial: Buildings A, B, & C Service: Building D
Size	Building A: 18,638 SF Building B: 19,743 SF Building C: 21,952 SF Building D: 4,000 SF
Address	Building A: 1000-1012 Central Ave S, Kent Building B: 1020-1034 Central Ave S, Kent Building C: 8316-8330 S 259th St, Kent Building D: 1036 Central Ave S, Kent
Construction	Concrete Tilt-Up: Buildings A, B, & C Concrete Block: Building D
Occupancy	100%
Age	Buildings A & B: 2000 Building C: 2001 Building D: 1961
Stories	One (1)
Parking	135 stalls excluding Building D
Land Area	4.42 Acres/192,535 SF

Zoning	CM-2, City of Kent
Loading	Grade-level
Projected Year 1 NOI (09/01/2017)	\$637,547.40
Vacancy @ 3%	\$19,126.42
Adjusted NOI	\$618,421.00
Purchase Price @ 6.0% Cap Rate	\$10,307,000