

Kent Industrial Center

807, 821, 855 3rd Ave S
Kent, WA

Three Unique User Buildings For Sale

Zoned M2

Grade-level loading

Heavy power distributed throughout each building

Each building has heavy parking with low site coverage

Available for occupancy January 1, 2018

Contact

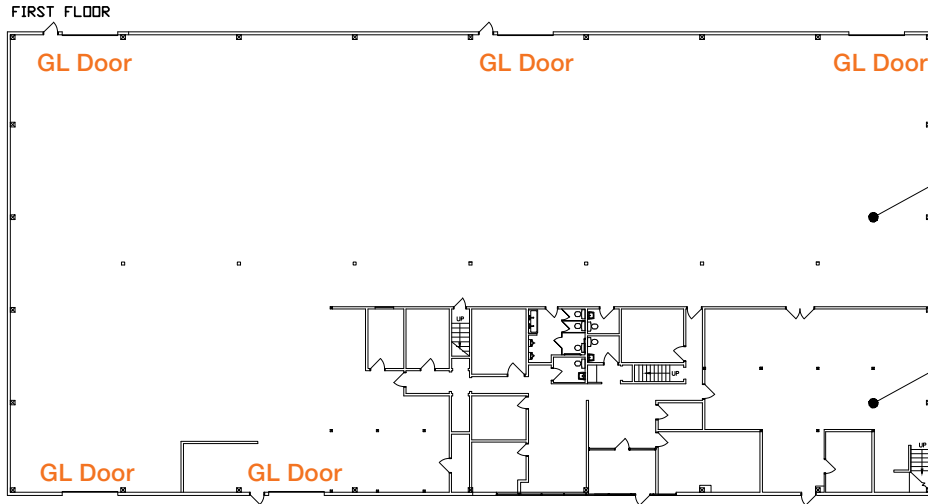
Tony Miltenberger, SIOR
206.248.7307
tonym@kiddermathews.com



Building	Square Footage	Additional Info
Building 1 \$2,705,000	<ul style="list-style-type: none"> 25,162 SF total 20,029 SF footprint 4,569 SF 1st floor office 5,133 SF 2nd floor office 202,580 SF lot (call for details) 	<ul style="list-style-type: none"> 5 grade-level doors 17' - 20' clear height 600 a 480v Drive-thru capable
Building 2 \$1,710,000	<ul style="list-style-type: none"> 15,274 SF total 727 SF 1st floor office 44,847 SF lot 	<ul style="list-style-type: none"> 3 grade-level doors 12' - 16' clear height 1000a 480v / 200a 208v Seller will be replacing the roof in 2017
Building 3 \$3,660,000	<ul style="list-style-type: none"> 28,177 SF total 27,128 SF footprint 874 SF 1st floor office 1,049 SF 2nd floor office 79,999 SF lot 	<ul style="list-style-type: none"> 8 grade-level doors 17' - 20' clear height 1200a 480v Sprinklered Drive-thru capable

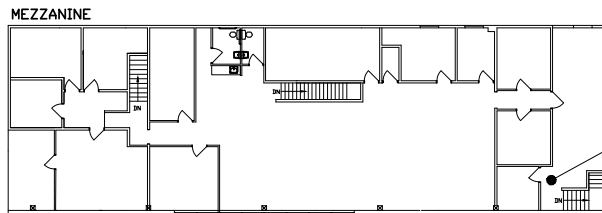
Building 1 Floor Plan

BUILDING TOTAL:
25,162 SF
(9,702 SF OFFICE)



FULL FLOOR
TENANT
WAREHOUSE
15,460 SF

FULL FLOOR
TENANT
OFFICE
4,569 SF



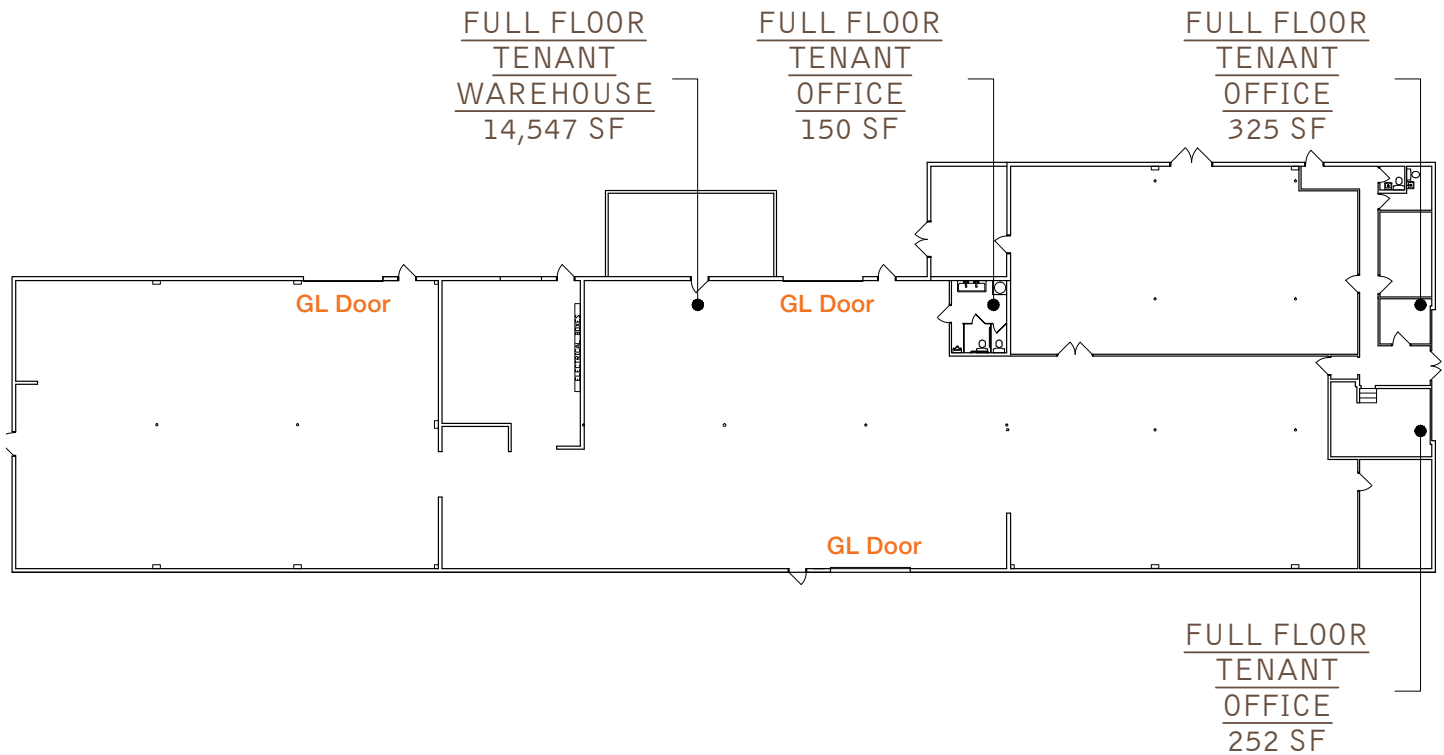
FULL FLOOR
TENANT
MEZZ OFFICE
5,133 SF

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Building 2 Floor Plan

BUILDING TOTAL:
15,274 SF
(727 SF OFFICE)

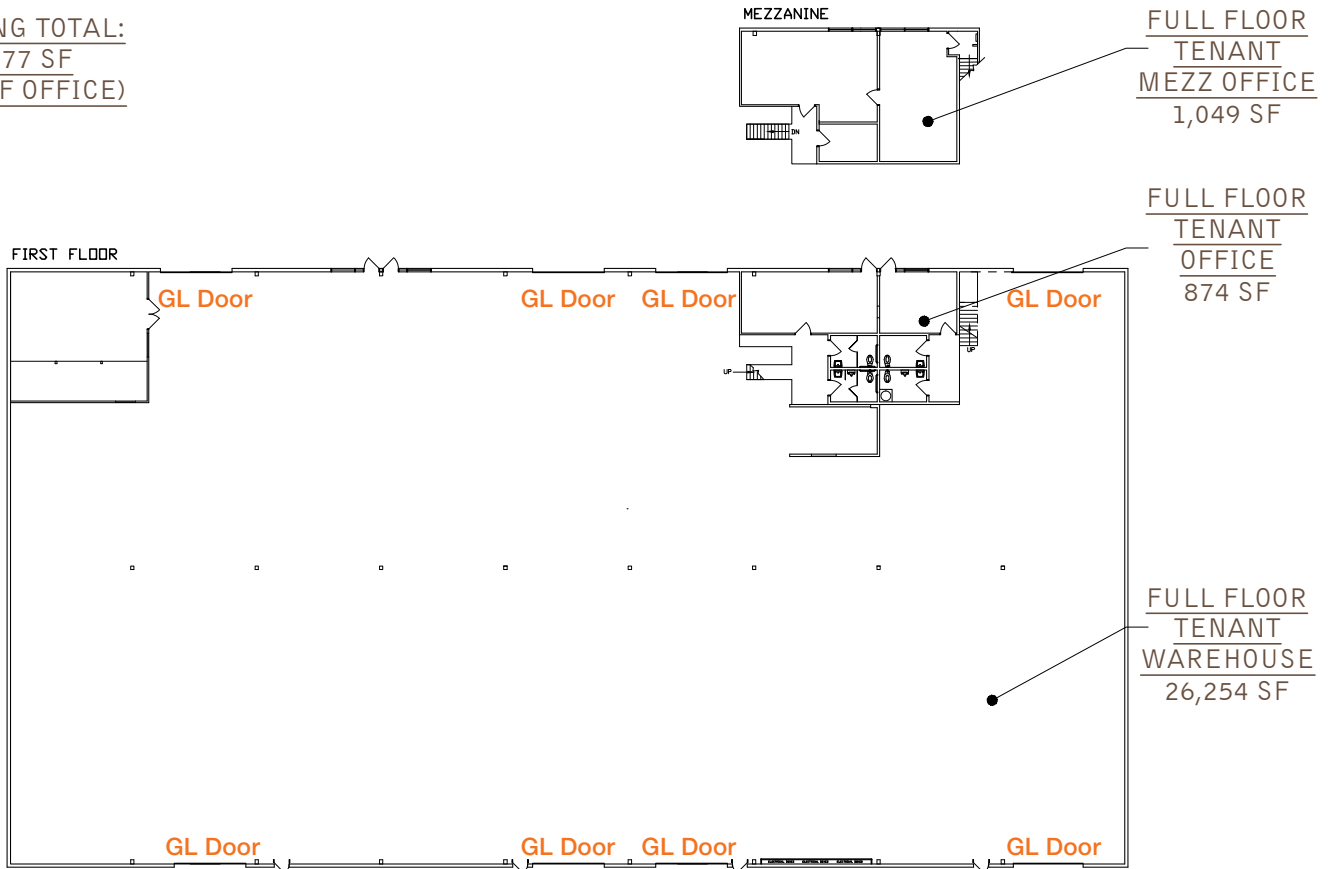


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Building 3 Floor Plan

BUILDING TOTAL:
28,177 SF
(1,923 SF OFFICE)



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