

# Kent Valley - Investment Sale

22445 76th Avenue South, Kent, WA



FOR SALE

A 113,591 SF, First Class Manufacturing Facility  
Located in Kent Valley

Tony Miltenberger, SIOR  
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The FLOFORM Building is a 113,591 SF, first class manufacturing facility located in the heart of the Kent Valley

## THE OFFERING

Kidder Mathews has been retained by R&M Investments, LLC to exclusively market for sale FLOFORM Countertops' facility located in Kent, Washington. The subject property is a 113,591 square foot, first class manufacturing facility located in the heart of the Kent Valley. The property is 100% leased to FLOFORM Countertops, LLC.

FLOFORM is strategically located on 76th Avenue South, which provides a true North Kent Valley location with direct access to both Interstate 5 and Highway 167. This highly functional property, while 100% occupied by FLOFORM, could accommodate two future Tenants, but best serves one heavy industrial user needing; M3 zoning, two yard areas, 4,000 amps of 277/480v power, multiple bridge cranes, fully insulated, and 8.0" reinforced slab.

Confidentiality Agreement needed for:

- Lease
- Environmental
- Plans
- Easement
- Photos

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## Features

<b>NET RENTABLE AREA</b>	113,591 SF total (100,337 SF footprint)
<b>LAND AREA</b>	323,632 SF (7.43 AC)
<b>SITE COVERAGE</b>	31.0%
<b>PROPERTY TYPE</b>	Industrial
<b>CONSTRUCTION</b>	Concrete tilt
<b># OF BUILDINGS</b>	One (1)
<b>WAREHOUSE AREA</b>	82,001 SF
<b>OFFICE AREA</b>	31,590 SF total 13,254 SF 1st floor 13,254 SF 2nd floor 5,082 SF shop/office/break room
<b>YARD AREAS</b>	±72,790 SF
<b>ZONING</b>	M3
<b>LOADING</b>	7 position dock platform 7 grade-level doors (4 oversized)
<b>RAIL</b>	Union Pacific (UP)
<b>CLEAR HEIGHT</b>	32' - 34' under roof deck insulation 31' - 32' under beam
<b>COLUMN SPACING</b>	572' x 80' x 20' (north bay) 572' x 80' x 20' (south bay)
<b>PARKING</b>	152 striped (1.34/1,000)
<b>2018 TAXES</b>	\$163,305.11
<b>LEASE EXPIRATION</b>	December 31, 2025 (approximately 84 months remaining)



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