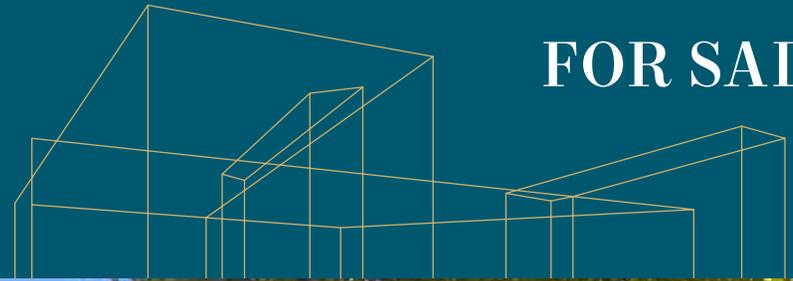




Robbins Building

5866 SOUTH 194TH STREET, KENT, WA

FOR SALE



RARE FLEX BUILDING

24.5K

TOTAL AVAIL. SQUARE FEET



FREESTANDING BUILDING

I-5

EASILY ACCESSED



FULL/PARTIAL USER OPPORTUNITY

Kidder Mathews

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KIDDER.COM

FOR SALE

Robbins Building

5866 SOUTH 194TH STREET, KENT, WA



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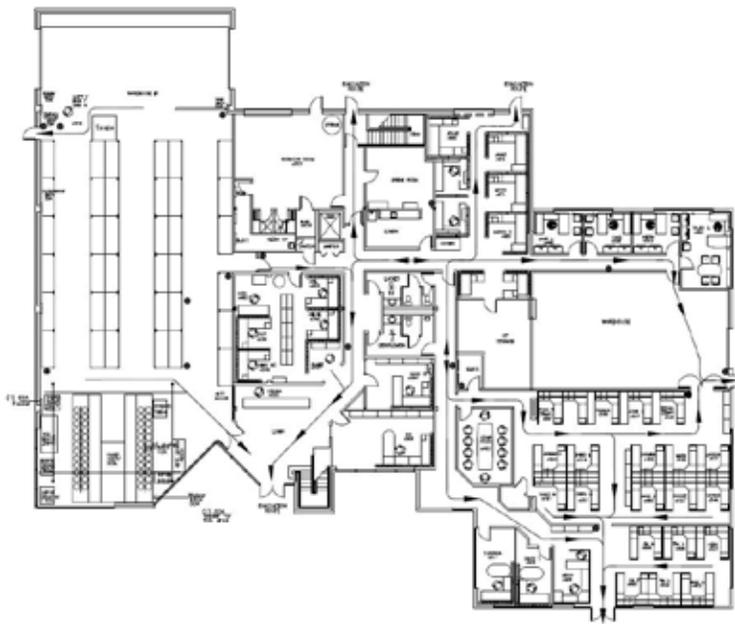


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Floor Plans



FIRST FLOOR



SECOND FLOOR

Rare flex building

24,542 SF building with 17,429 SF office, 11,027 SF office on first floor, 6,402 SF office on second floor

7,113 SF warehouse that includes: 5,731 SF with 26' clear height and 1,382 SF with 12' clear height

69,088 SF site (1.59 acres)

BUILT in 1991

ZONED M1

THREE oversized GL doors

50 parking stalls

FREESTANDING building with corporate image

GREAT proximity to I-5 & SR-167

ADJACENT to Green River Trail

ASKING price \$5,500,000

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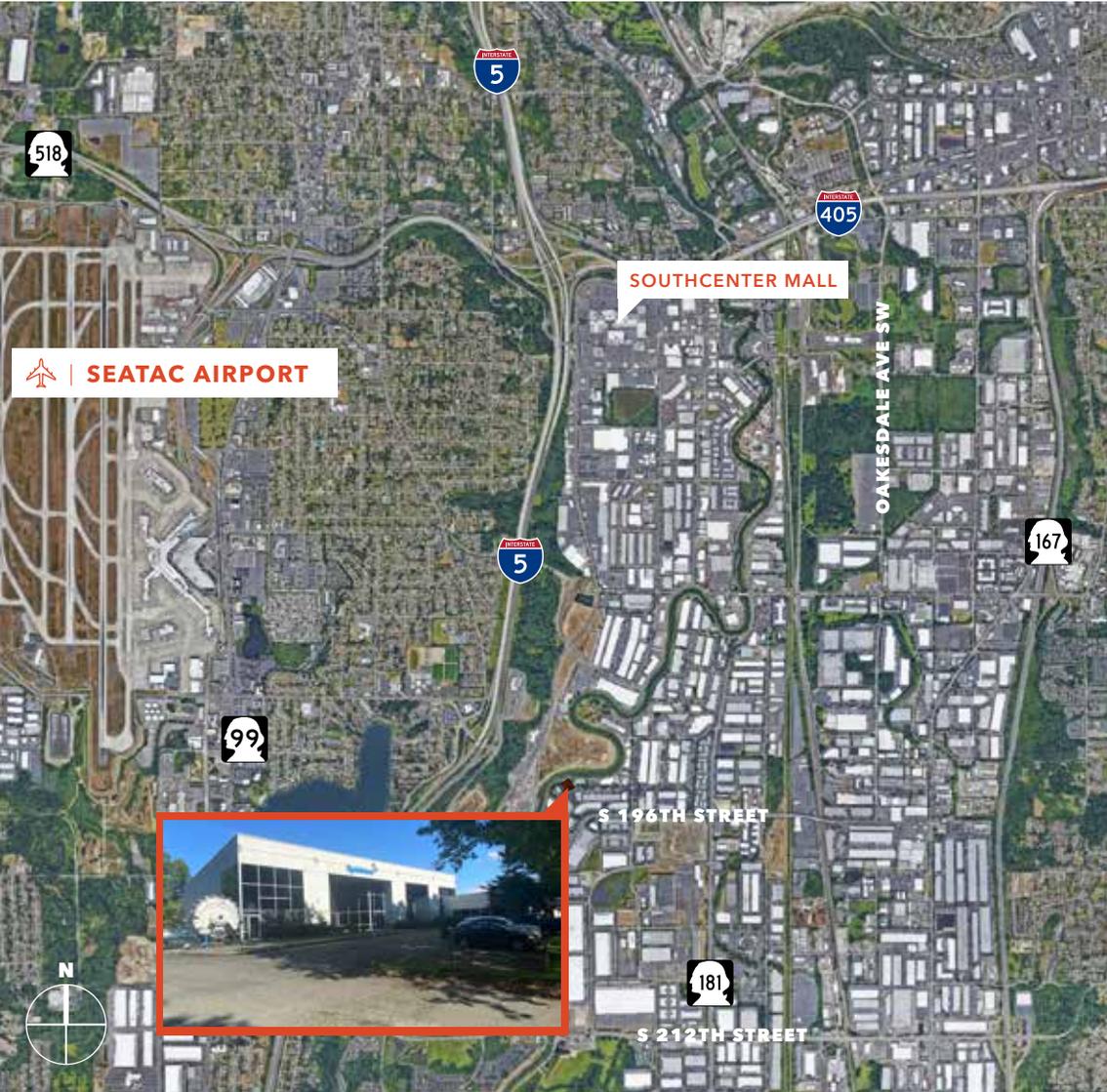
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PROPERTY OVERVIEW

The Robbins Building is ideally located between I-5, I-405 and SR-167, providing tremendous access to all freeways within minutes. The site is located within 3 minutes of Southcenter Mall which is one of Washington's largest retail malls offering many amenities for shopping, errands or dining. The property is located at the corner of S. 196th and 62nd Ave S. in a quiet cul-de-sac setting abutting the Green River walking/biking trail making it convenient for employees to exercise or relax in your own backyard. 7 minutes from SeaTac Airport, The Robbins Building makes business travel easy.

The Robbins Building is an office/warehouse flex building comprised of 24,542 SF of two story office and warehouse. The property has 6,402 SF of upstairs office, 11,027 SF of downstairs office and 7,113 SF of ground level warehouse most of which is 26' clear. This elevator served property can also be divided into two spaces. The Robbins Company could occupy the upstairs office space offering midsize companies the opportunity to occupy the downstairs office/warehouse space, while receiving rent from one of the world's foremost tunnel boring companies. Alternatively, Robbins will vacate the entire premises for any company needing the entire facility. This property is ideal for manufacturing, bioscience, engineering, technology and R&D companies.

The Robbins Building offers a rare opportunity to acquire a first class building in the heart of Kent Valley which is the most sought after real estate in the country. The offering is \$5.5M. At this acquisition price our lease vs purchase analysis calculates an outstanding 20% Internal Rate of Return over 10 years. The building has outstanding HQ presence and makes great financial sense. Come tour this incredible opportunity.

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