# AVAILABLE FOR SALE 19713 58th Place S, Kent, WA 98032

19713

±27,525 SF Office / Warehouse on 1.7 AC



# **PROPERTY FEATURES**

## **PROPERTY HIGHLIGHTS**



Desirable North Kent Valley location with convenient Freeway access to I-5 and SR-167

24' clear height

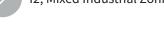


Onsite parking and secured outdoor storage

Heavy Power - 800a/277 - 480v 3-phase

### **PROPERTY USES**









## **SITE DETAILS**

**±27,525 SF** total building

**±8,000 RSF** office on two floors

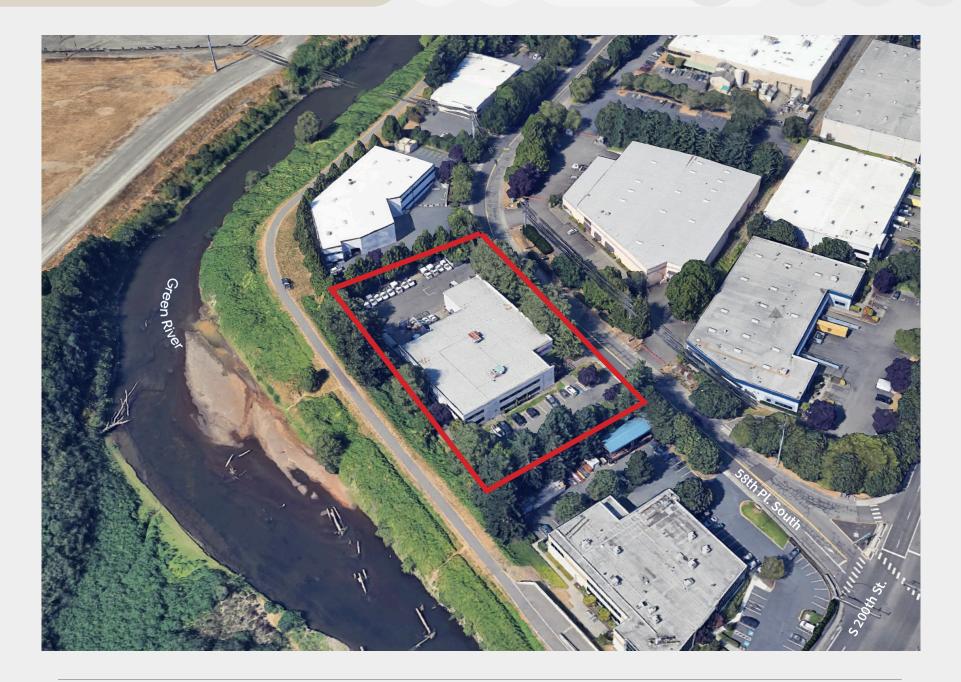
**±1.7 acres** (74,052 s.f.) site area

**Onsite** employee outdoor area, trail access, and locker rooms

**Easy Access** to King and Pierce County populations

Abundance of parking and outdoor storage

## **PROPERTY AERIAL VIEW**



## **BASE SHELL SPECIFICATIONS**

SITE AREA

LOADING

**SECURED YARD** 

bays and yard storage

74,052 SF (±1.7 acres)

Parcel #788880-0200

**UNIQUE FEATURES** 

6" reinforced slab, 50 amp welding drops,

Three dock, one grade (oversized), and

capacity for additional doors

warehouse shop w/mezzanine, chemical storage

### 19713 58th Place S, Kent, WA



#### **YEAR CONSTRUCTED** 1990 / Renovated in 2018



## **ELECTRICAL SYSTEM** Substantial 3-phase power available at 800a/277-480v



## **HVAC** Several rooftop units support office, warehouse, and warehouse shop



## PLUMBING

Domestic water supplied by copper piping



#### **NATURAL GAS SERVICES** Available to the building



**FIRE PROTECTION** Wet sprinkler system



#### PARKING

30 parking stalls at the front of the building and additional capacity in truck court

7,000 Volt Electric Fence secures the loading



#### AMENITIES

Locker Rooms with Showers, Break Rooms on 1st & 2nd floors, Trail access, employee outdoor break area



## LOCATION

22 Miles to Tacoma CBD

15 Miles to Seattle CBD

24 Miles to Bellevue CBD

**5 Miles** to Sea-Tac International Airport









Chris Spofford chris.spofford@jll.com +1 425 890 6961

David Cahill david.cahill@jll.com +1 206 930 5599

Michelle Weeks michelle.weeks@jll.com +1 425 773 2187

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