



AVAILABLE FOR SALE





19713 58th Place S, Kent, WA 98032

±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

-  Stand-alone building
-  Warehouse with Office space
-  Commercial Services
-  I2, Mixed Industrial Zoning



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

19713 58th Place S, Kent, WA



YEAR CONSTRUCTED

1990 / Renovated in 2018



SITE AREA

74,052 SF (±1.7 acres)
Parcel #788880-0200



UNIQUE FEATURES

6" reinforced slab, 50 amp welding drops,
warehouse shop w/mezzanine, chemical storage



LOADING

Three dock, one grade (oversized), and
capacity for additional doors



SECURED YARD

7,000 Volt Electric Fence secures the loading
bays and yard storage



PARKING

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



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



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



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