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

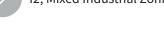


Onsite parking and secured outdoor storage

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

PROPERTY USES









SITE DETAILS

±27,525 SF total building

±8,000 RSF office on two floors

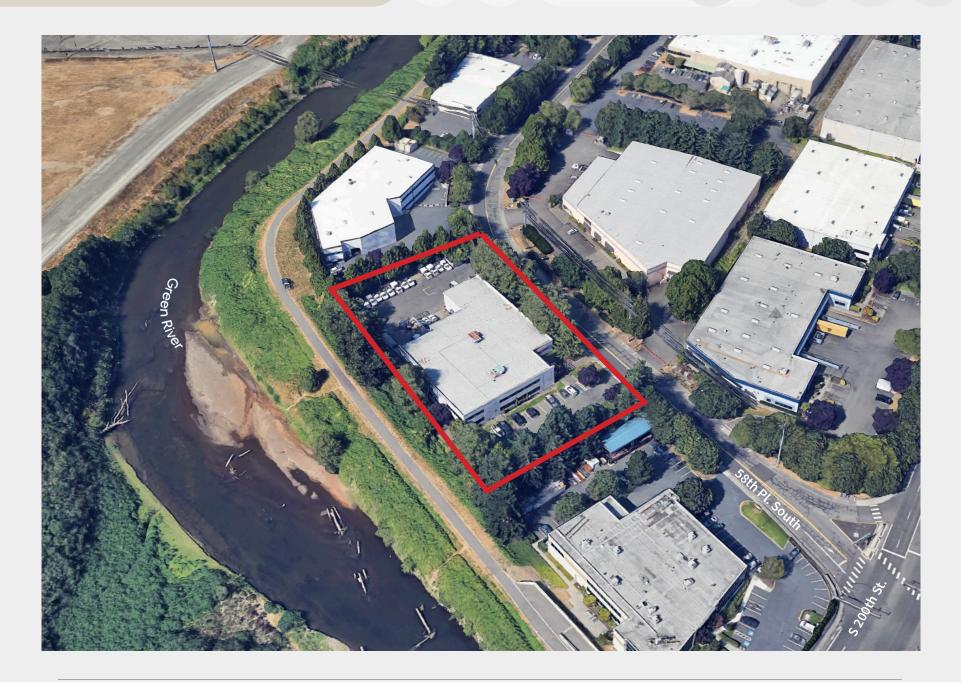
±1.7 acres (74,052 s.f.) site area

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









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