

For Sale

8301 S 216th St

KENT, WA



KYLE STERLING

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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present 8301 S 216th St, Kent, WA for sale. This well-located 5,240-square-foot light industrial warehouse sits on a spacious 28,089-square-foot parcel, zoned I2 – Heavy Industrial within the City of Kent.

This building is ideal for service-based owner/users such as contractors, HVAC/plumbing/electrical companies, specialty trades, light manufacturing, or other field-service providers who benefit from having a professional office presence alongside functional warehouse and yard space.

Please contact the listing brokers for additional information or to schedule a showing. Do not disturb the tenant.

\$ 2,100,000

ADDRESS	8301 S 216th St, Kent, WA
BUILDING SIZE	5,240 SF + 900 SF Mezzanine
OFFICE AREA	2,940 SF
WAREHOUSE AREA	2,300 SF
LOT SIZE	28,089 SF
ZONING	I2 – Heavy Industrial
YEAR BUILT	1994
CONSTRUCTION TYPE	Steel

Current Lease Info

TENANT	Corporate Sun Auto
CURRENT EXPIRATION	June 30, 2026 <i>*Tenant willing to vacate sooner if needed</i>
MONTHLY BASE RENT	\$9500.78 + NNN
RENEWAL OPTION	None
INCREASES	3% Annually
ROFR	None





Investment Highlights

+ RARE OWNER-USER OPPORTUNITY

A unique chance for a business to own its headquarters or a touch-down location on the 50-yard-line of Kent's thriving industrial core.

+ BALANCED LAYOUT FOR OPERATIONAL EFFICIENCY

Split between professional office build-out and usable warehouse/shop space, this building is ideal for service providers needing space for dispatch, administration, and storage/workshop operations under one roof.

+ AMPLE YARD & PARKING

The oversized lot allows for secure vehicle parking, fleet storage, or yard usage – critical for contractors and service based users.

+ FLEXIBLE ZONING – I2

Kent's I2 zoning supports a wide range of industrial and commercial uses, including manufacturing, repair services, building trades, and more. See use chart link on page 2.

+ EXCELLENT FREEWAY ACCESS

Located just off S 212th and close to SR-167, this property offers rapid access to I-5, Sea-Tac Airport, and key regional job sites and service routes.

Site Plan



Nearby Amenities



NORMAN®
SHUTTERS. BLINDS. SHADES.



8301 S 216th St

KENT, WA

Greg's
JAPANESE AUTO
TECHNICAL TRAINING CENTER
AND CORPORATE OFFICES

EXCLUSIVELY LISTED BY:

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