








# FOR LEASE

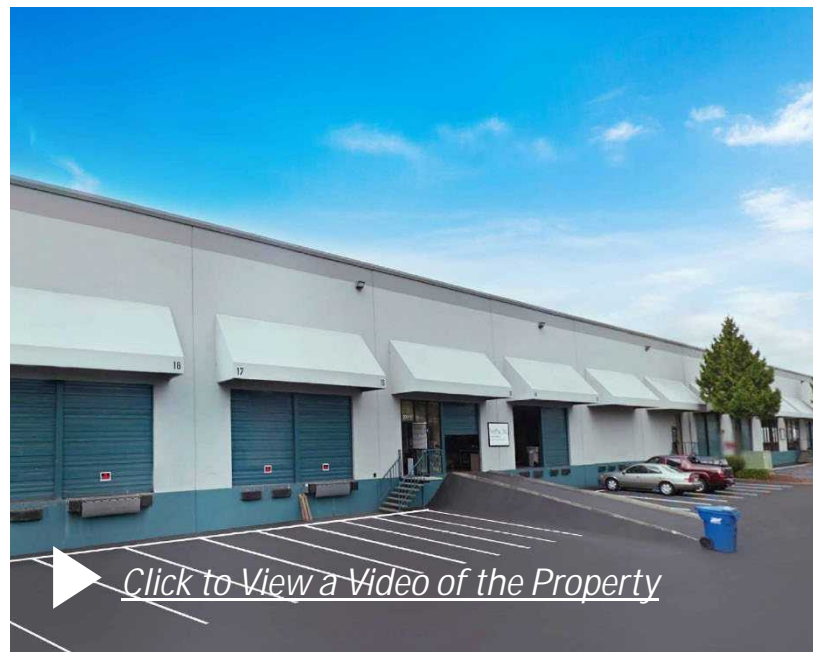
20009 85th Ave South  
Kent, WA 98031

Building B



## Property Features

-  Over 1.4 MSF with flexible configurations
-  Strategically located with direct access to WA-167 (1 mile), I-5 (3miles), and I-405 (4 miles)
-  Superior dock-high and grade-level heavy loading
-  Located in Kent Valley Submarket
-  24' Clear Height
-  M2 Zoning (City of Kent)
-  Rail Served by Burlington Northern



Owned By



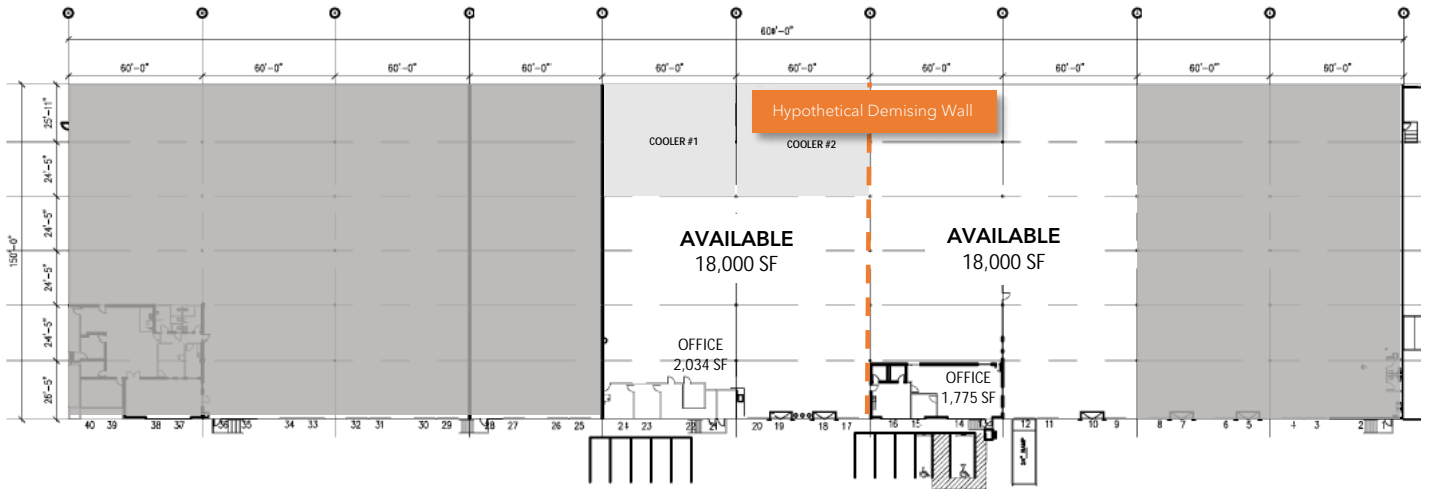
Leasing By



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## Floor Plan



## Office Improvements



## Property Specifications

- » Space Available: 18,000 SF – 36,000 SF
- » Office Space: 1,775 SF – 3,809 SF
- » Cooler Space: ±6,500 SF (Optional)
- » Dock High Doors: 3 – 7 dock high (9' 8" x 10')
- » Ramp Doors: 1 ramped door
- » Clear Height: 24'
- » Lighting: LED Motion Sensors
- » Column Spacing: 60' x 25'
- » Improvements: Brand new office finishes including carpet/paint and LEDs throughout space
- » Configuration: The property supports both heavy logistics and manufacturing users in order to accommodate a variety of business needs.



Owned By

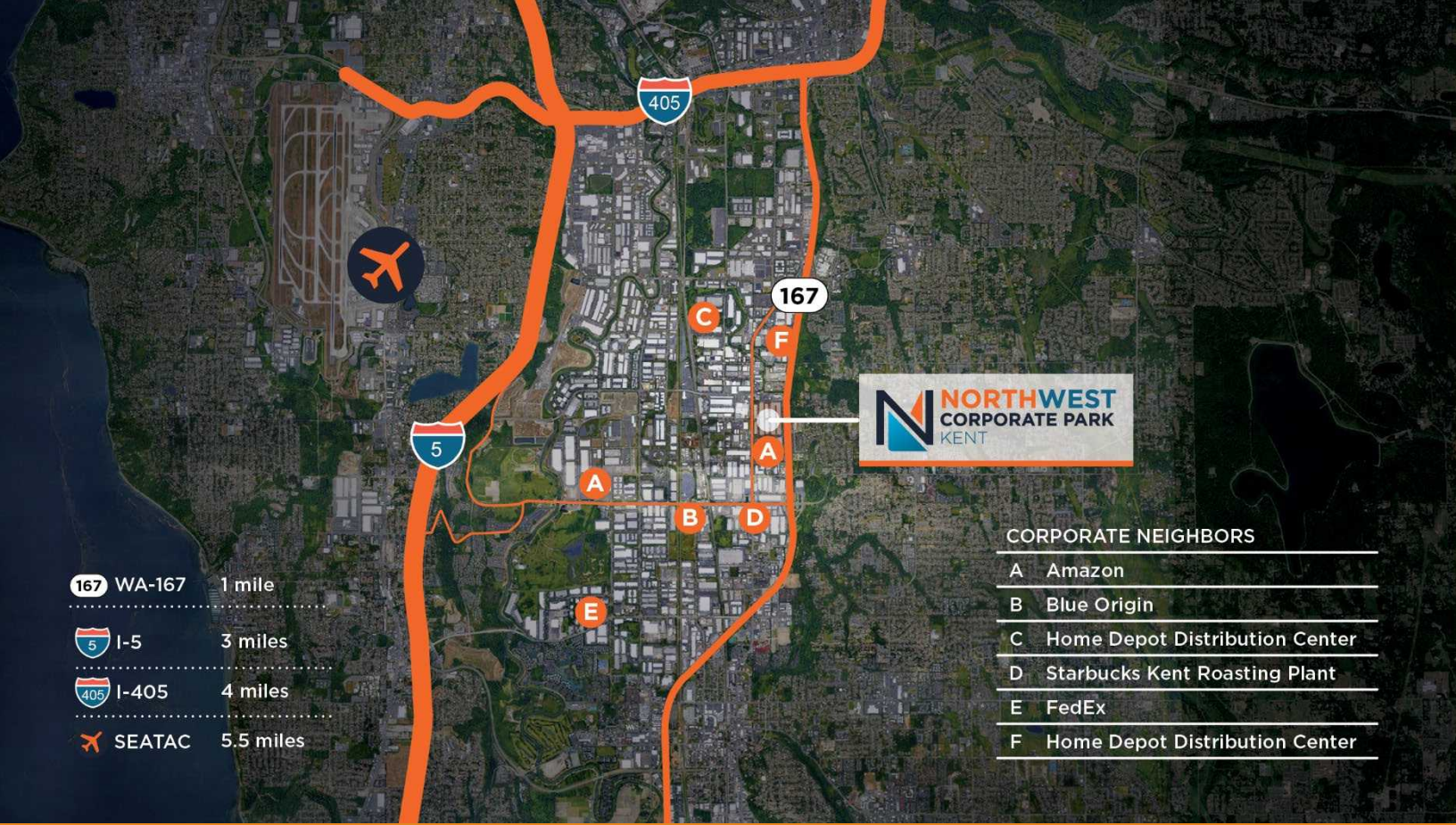
maple<sup>tree</sup>


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-  WA-167 1 mile

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-  I-5 3 miles

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-  I-405 4 miles

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-  SEATAC 5.5 miles

CORPORATE NEIGHBORS	
A	Amazon
B	Blue Origin
C	Home Depot Distribution Center
D	Starbucks Kent Roasting Plant
E	FedEx
F	Home Depot Distribution Center



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**maple<sup>tree</sup>**

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