

228TH ST SHOP & YARD

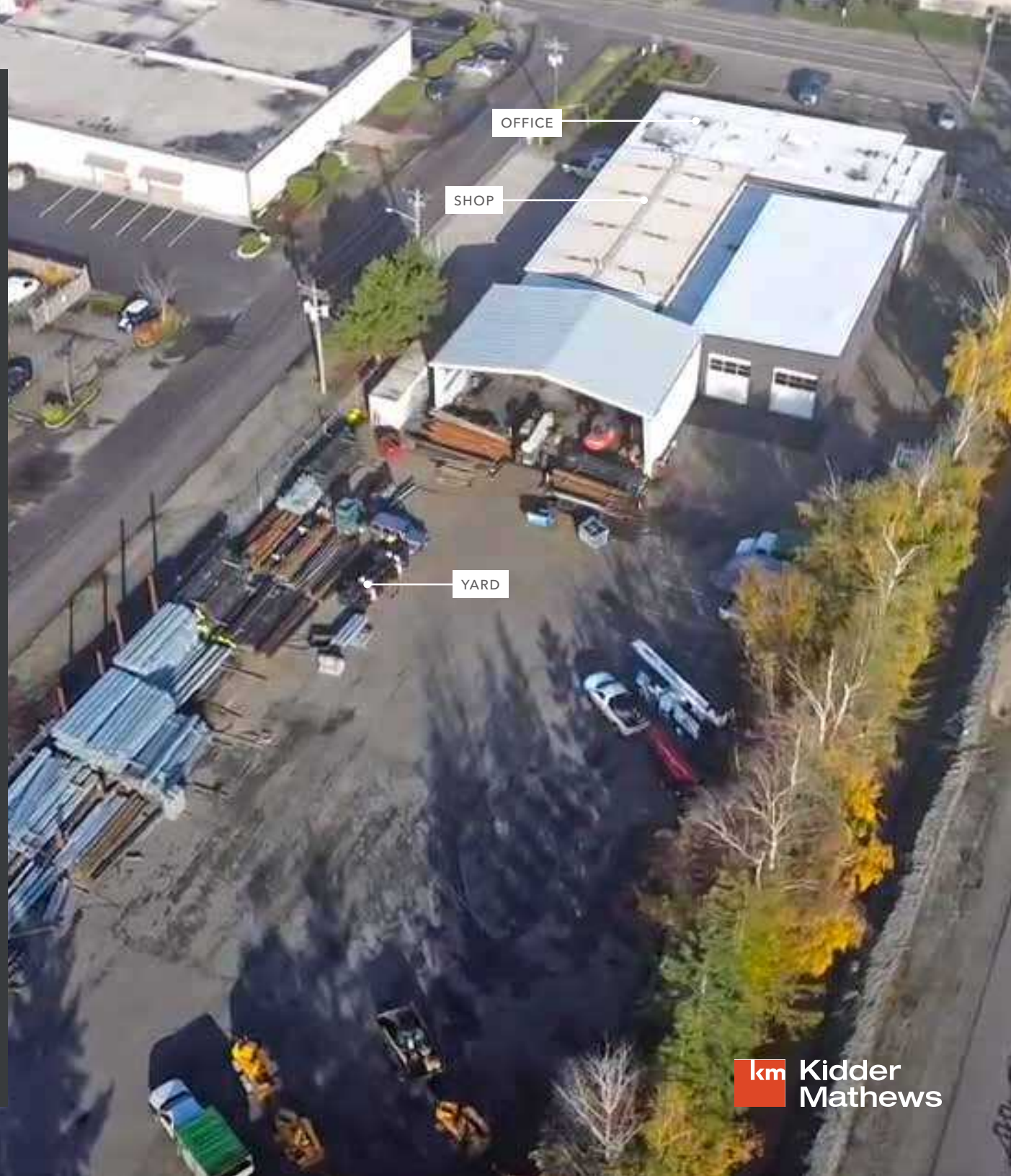
*Shop & yard space
with brand new office
buildout, available now*

8611 S 228TH ST
KENT, WA 98031

MATT MCLENNAN, SIOR, CCIM
253.722.1458
matt.mclennan@kidder.com

DANE DAHLINE
206.248.6519
dane.dahline@kidder.com

KIDDER.COM



FOR LEASE

*0.5-acre yard with 3,264 SF shop,
and 2,500 SF office*

Brand new office buildout

5,764 SF shell (2,500 SF office)

±16' clear height

Four grade 14' grade level doors

\$12,950/month, + NNN (\$4,156)

Fenced, paved, & lit

Available now

L1 Industrial Business Zoning

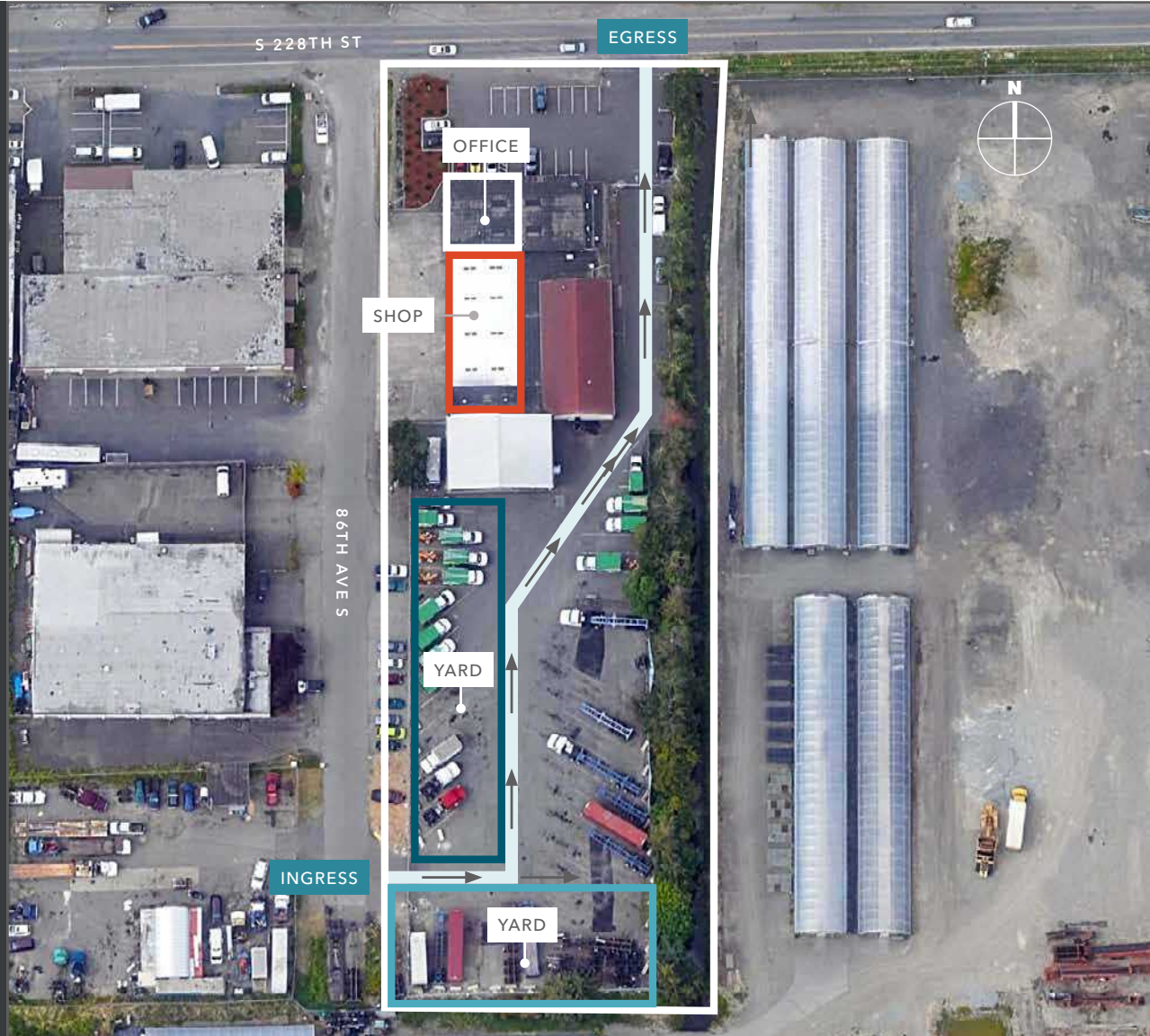
→ ZONING CODE → ZONING MAP

15 MIN

DRIVE TO
SEATAC AIRPORT

25 MIN

DRIVE TO
DOWNTOWN SEATTLE



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews

FOR LEASE



YARD



SHOP



COMMON AREA



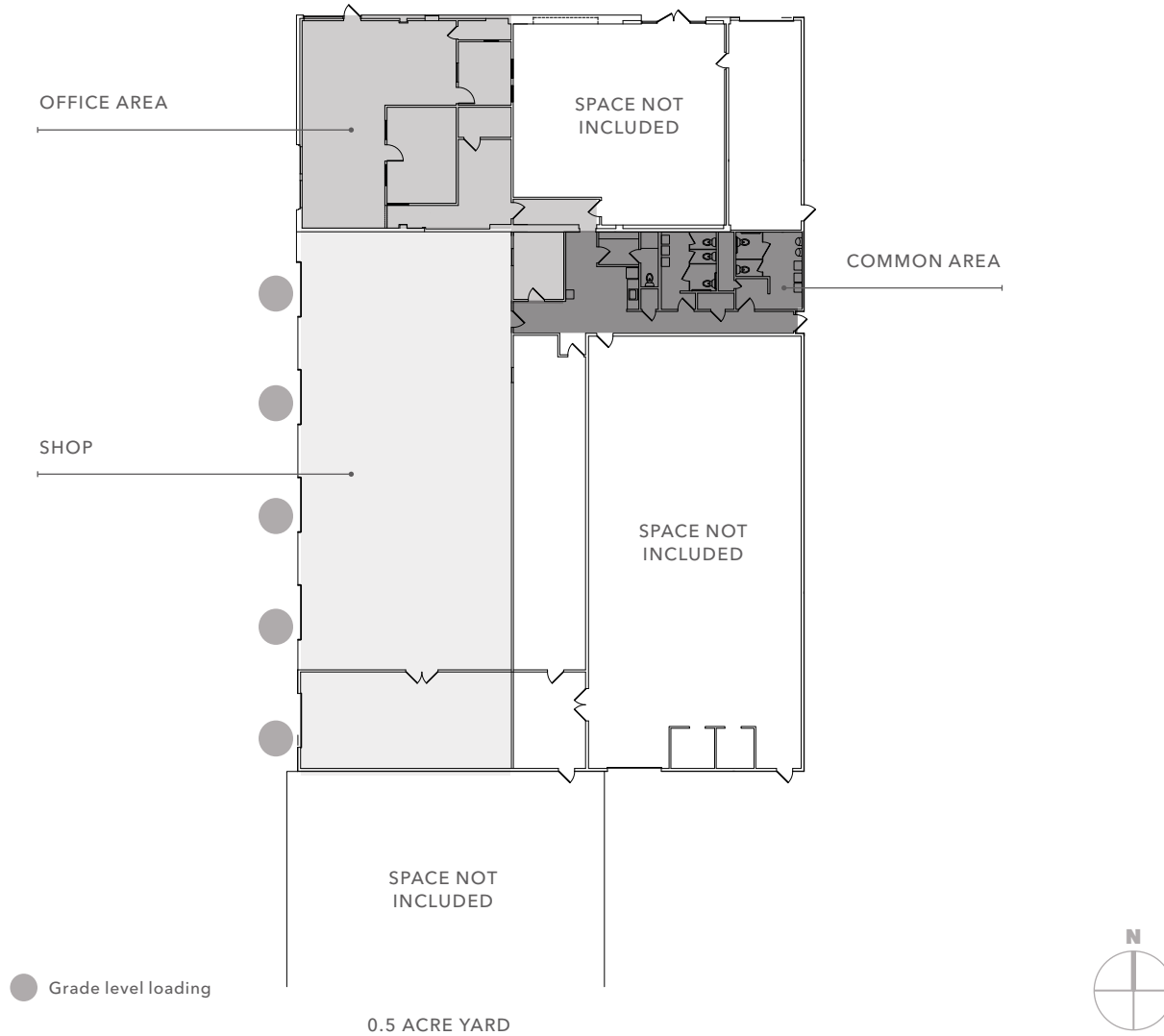
SHOP

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



OPTION 1: FULL SPACE



AVAILABILITIES

OFFICE AREA	2,500 SF
SHOP	3,264 SF
YARD	0.5 acres
TOTAL	5,764 SF + 0.5 AC
LEASE RATE	\$12,950, NNN

OPTION 2: YARD SPACE



AVAILABILITIES

YARD	0.5-acres
LEASE RATE	\$6,500, NNN

Landlord will consider renting yard for discounted rate

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

FOR LEASE

1 MIN

TO SR-167

7 MIN

TO I-405

10 MIN

TO I-5



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews