

FOR LEASE

19929 77TH AVE S

KENT, WA

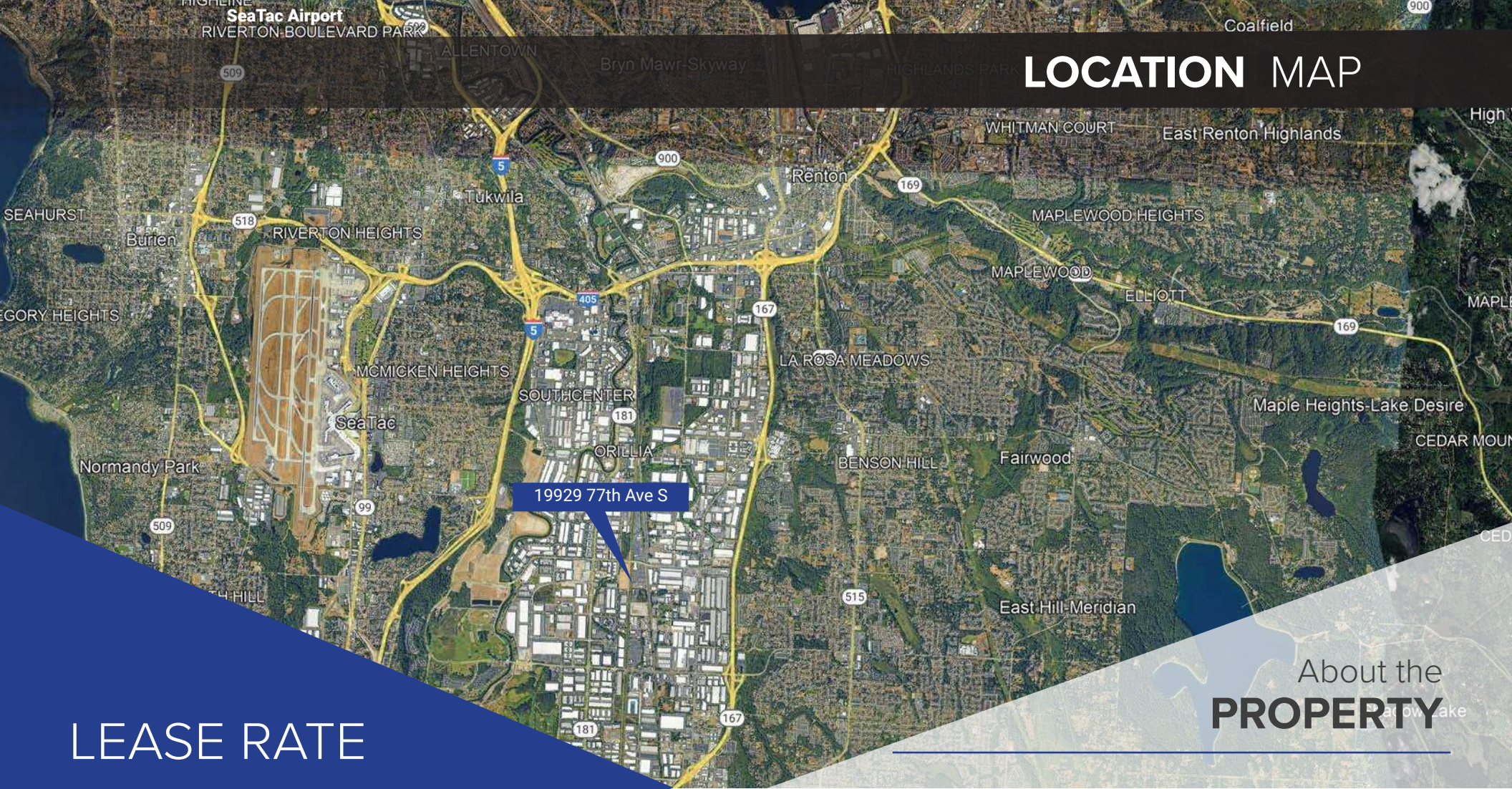
5.38 ACRES AVAILABLE
\$0.45/SF, NNN



NEWMARK

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LOCATION MAP



LEASE RATE
\$0.45/SF, NNN

About the
PROPERTY

5.38 Acres Available

- Rare 5.38 acre opportunity at Kent's 50-yard line with rare heavy industrial zoning (I3)
- Rapid access to SR 167 & I-5 via 212th Street
- Rail service possible (Union Pacific)
- Existing truck scale and fueling station
- Fully fenced, lit, and secured with an automatic gate

Building	Approx. 15,177 Total SF in Two Buildings - Shop Building : 13,845 SF (12,717 SF Shell and 1,128 SF Mezz Office) - Office Building : 1,332 SF Office
Land Size	5.38 Acres (234,353 SF)
Clear Height	24'
Loading	4 GL
Zoning	I3

