

INDUSTRIAL FOR SALE & LEASE

228TH MANUFACTURING CAMPUS

8825-8835 SOUTH 228TH STREET, KENT, WA



RARE INDUSTRIAL MANUFACTURING OPPORTUNITY | EXCELLENT LOCATION, HEAVY POWER

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PROPERTY INFORMATION

ADDRESS:	8825-8835 South 228th Street, Kent, WA
BUILDING AREA:	24,543 SF
LOT SF:	57,650 SF
YEAR BUILT:	1969
YEAR RENOVATED:	2013
PARCEL NUMBER:	1822059266 & 1822059273
ZONING:	CM-1 Commercial Manufacturing 1 District
LEASE RATE:	Contact Broker for rates
AVAILABLE:	Immediately
POWER:	Heavy three-phase power Estimated 4,000 amps 480/277v
FEATURES:	<ul style="list-style-type: none"> » 5-Building campus offering various use capabilities including manufacturing, distribution, assembly, storage, office etc. » Fully fenced with two gated entrances

BUILDING	SQUARE FEET	GRADE LEVEL DOORS
Bldg A:	±1,565 SF	1 Door
Bldg B:	± 1,638 SF (office)	None
Bldg C:	± 5,000 SF	1 Door
Bldg D:	± 3,978 SF	2 Doors
Bldg E:	± 12, 362 SF (±1,700 SF office)	2 Oversized Doors
Bldg E Bonus Mezzanine:	± 1,700 SF	None



PROPERTY OUTLINE



▲ Grade Level Doors

↓ Access Points

| Parcel Outline

YARD AREA



Landlord willing to demolish buildings to create a more secured yard area