

144,000 SF FOR LEASE

AVAILABLE FEBRUARY 2025

PACIFIC GATEWAY BUSINESS PARK

20413 59th Place South | Kent, WA 98032



CBRE

 **SEGALE**
PROPERTIES

144,000 SF FOR LEASE

AVAILABLE FEBRUARY 2025



PROPERTY HIGHLIGHTS



36' CLEAR



30 DOCK-HIGH
1 GRADE-LEVEL



5,420 SF OF EXISTING
OFFICE SPACE



68 STALLS



TRAILER PARKING
AVAILABLE



LED LIGHTING
WITH MOTION SENSORS



ESFR SPRINKLER
SYSTEM



3,000 AMPS OF
277/480V,
3-PHASE POWER



EASY ACCESS TO I-5
AND HWY-167



DOUBLE-LOADED
END-CAP SPACE



CONCRETE TRUCK
COURTS



ALL DOCK DOORS HAVE
PIT LEVELERS



CONNECTIVITY

EASY ACCESS VIA
I-5 & HWY-167



PORT OF SEATTLE
17 MILES



PORT OF TACOMA
23 MILES



SEA-TAC
INTERNATIONAL AIRPORT
7 MILES



SEA-TAC AIRPORT



SEATTLE

SOUTHCENTER MALL

Green River

59th Place South

AVAILABLE
144,000 SF

BUILDING
P-152

PROPERTY OVERVIEW



PROPERTY SUMMARY

ADDRESS	20413 59th Place South. Kent, WA 98032
AVAILABILITY	144,000 SF available February 2025
LEASE TYPE	NNN
ZONING	M1 Industrial Park, City of Kent
EXTERIOR	6" thick reinforced concrete trailer aprons (50' deep) LED lighting
INTERIOR	36' clear height 6 1/2" reinforced concrete slab Column spacing: 60' wide x 50'deep
DOORS	30 – 9' x 10' insulated dock doors 2 – 24" x 7" vision panels per door 1 – 12' x 16' insulated ramp door 4' wide canopies over dock-high loading doors Air-bag dock levelers at each dock door
PARKING	68 parking stalls
POWER	3,000 amps of 277 /480-volt, 3-phase power
ROOF	R-30 rigid insulation, 60 mil TPO single-ply membrane
FIRE SPRINKLER	ESFR sprinkler system with K-22 heads

144,000 SF



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20413 59th Place South | Kent, WA 98032



ANDREW STARK

Executive Vice President

+1 206 442 2746

andrew.stark@cbre.com

CBRE, INC.

1420 Fifth Avenue

Suite 3800

Seattle, Washington 98101



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