

FOR LEASE

MILL CREEK DISTRIBUTION CENTER

*Features tremendous access to I-5 and
SR-167 via 76th Ave S and S 212th St.*

22114 76TH AVE S | KENT, WA



VIEW NORTH TRUCK LOADING COURT VIDEO

KIDDER.COM

OWNED BY



REAL ESTATE
INVESTORS



**Kidder
Mathews**

22114 76TH AVE S

Approximately 102,429 SF rentable area including
±5,741 SF office area, divides

±57 dock-high doors, 2 ramps

21' - 22' clear height

I3 Heavy Industrial zoning (City of Kent)

28 striped trailer parking stalls, plus 7 angled trailer
parking stalls

Available now, tenant has vacated

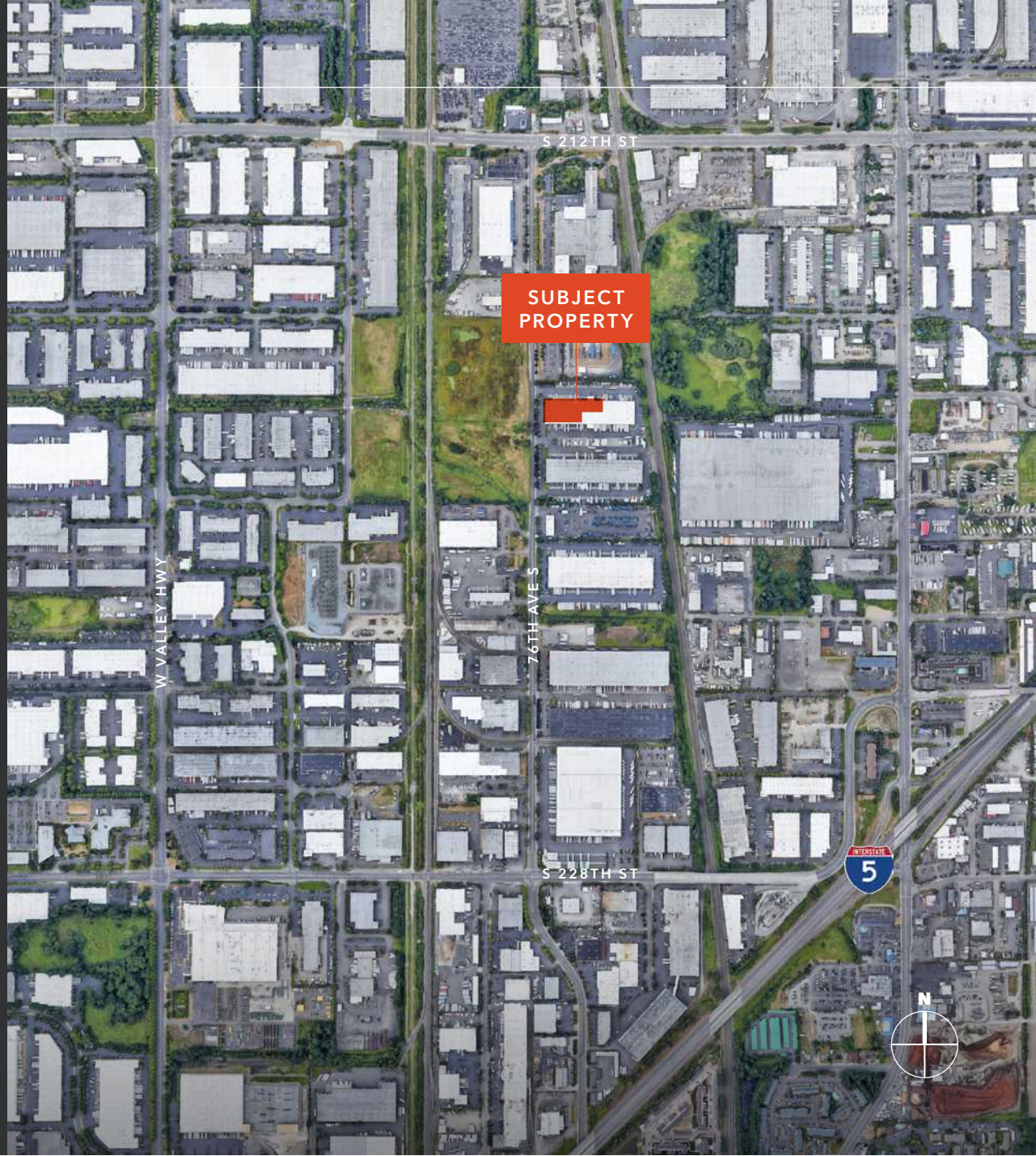
May divide

Dock package including seals and levelers or EOD
levelers on nearly every dock door

Please call brokers for rates

DEMISING OPTIONS

SPACE A & B	±78,596 SF	3,014 SF office
SPACE A	±55,000 SF	3,014 SF office
SPACE B	±23,596 SF	1,693 SF new office
SPACE C	±21,165 SF	804 SF office



CURRENT SITE PLAN

102,429 SF

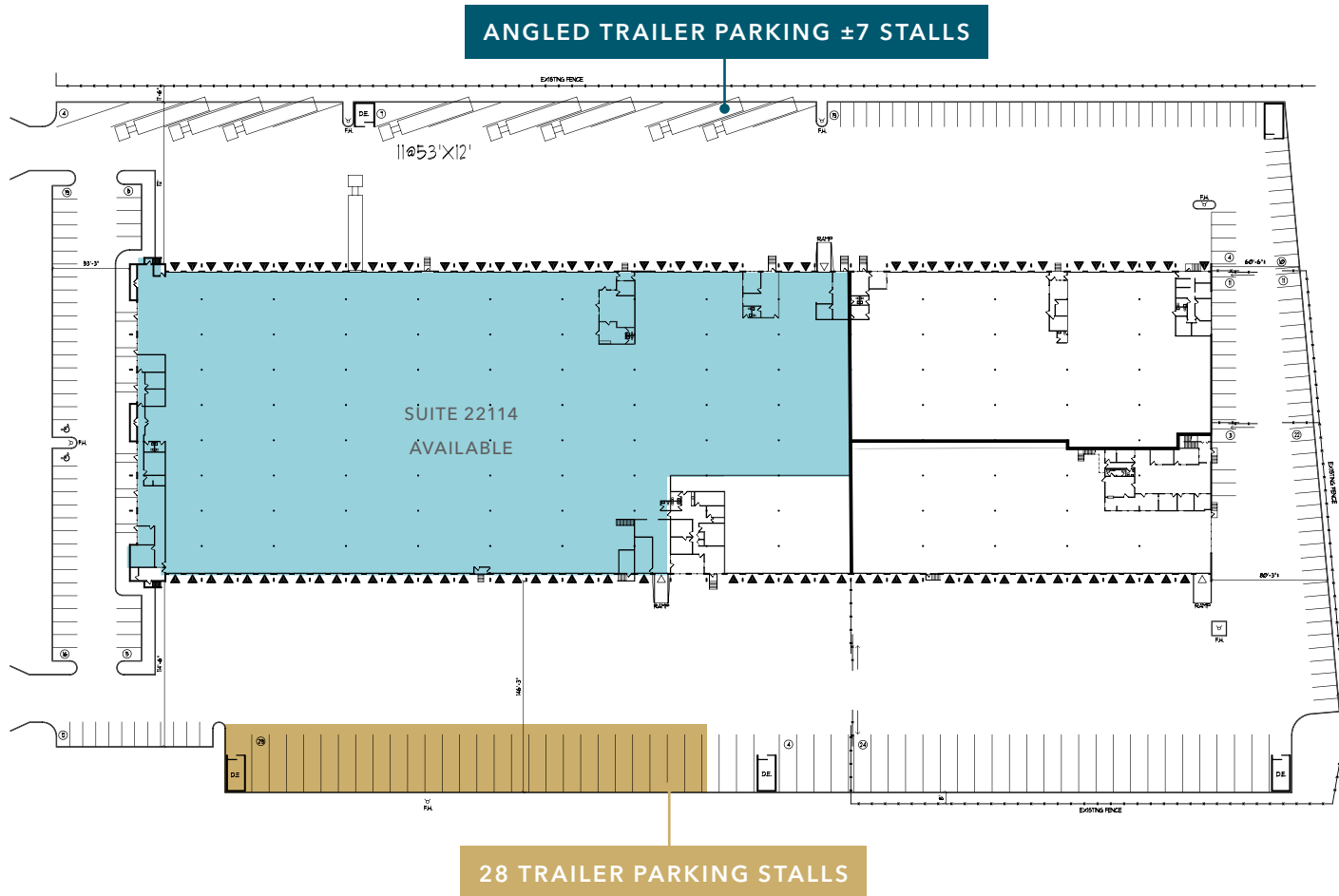
AVAILABLE

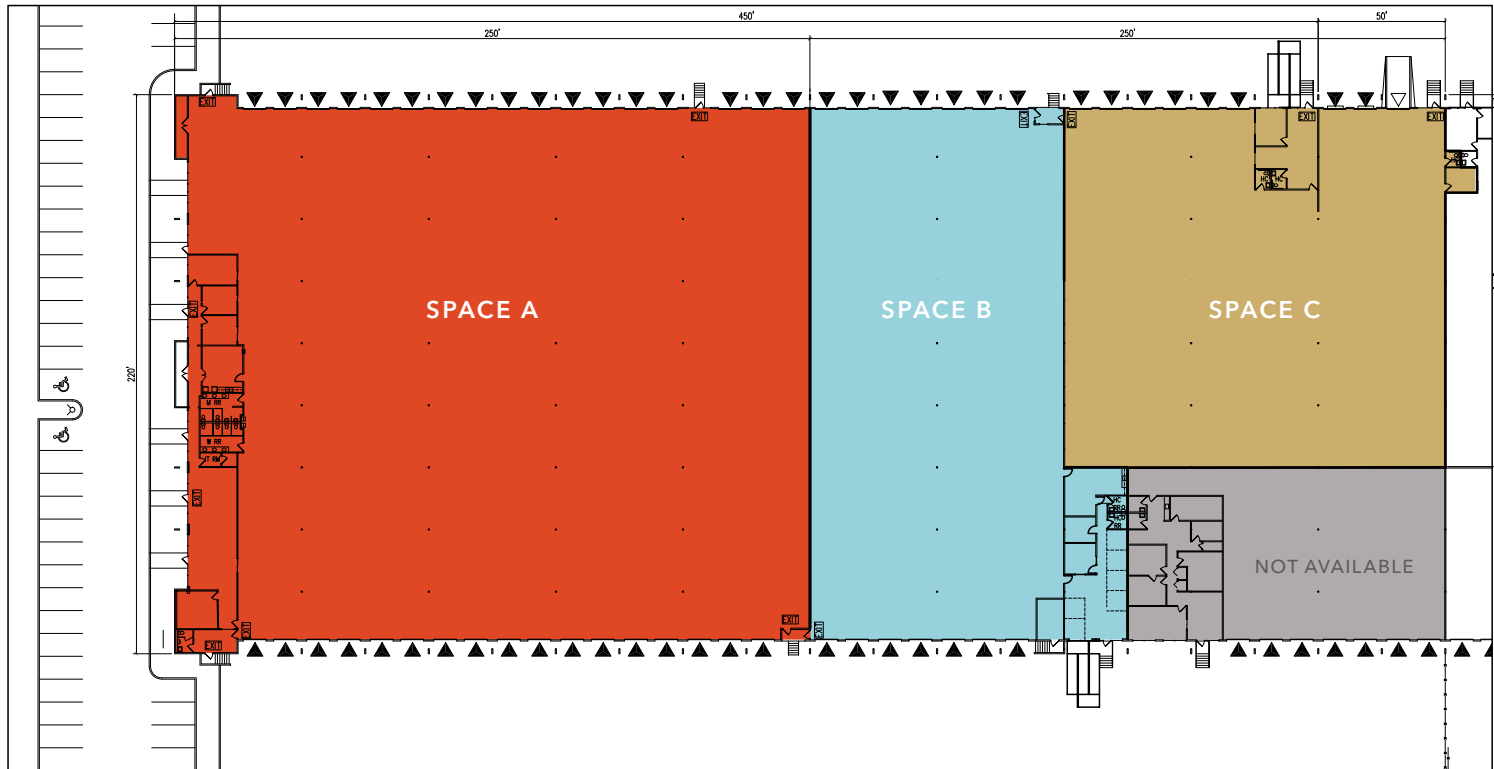
+5,741 SF

OFFICE

NOW

AVAILABLE





POSSIBLE DIVIDED SPACE ALTERNATIVES

Suite	Total SF	Office SF	Notes
Space A & B	±78,596 SF	3,014 SF	
Space A	±55,000 SF	3,014 SF	
Space B	±23,596 SF	1,693 SF	New office
Space C	±21,165 SF	804 SF	



Mill Creek Distribution Center features tremendous access to I-5 and SR-167 via 76th Ave S and S 212th St. The park is designed with tenants who require extensive use of dock doors for their operation and is unique as a result of the availability of trailer parking for most spaces.



MILL CREEK DISTRIBUTION CENTER

Owned by



REAL ESTATE
INVESTORS

Exclusively leased by

DOUG KLEIN, SIOR
206.248.7348
doug.klein@kidder.com

TRAVIS STANAWAY
206.248.6526
travis.stanaway@kidder.com

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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

