



100,000 SF
SPACE FOR SUBLEASE

INDUSTRIAL DISTRIBUTION WAREHOUSE

1200 SECOND AVENUE NORTH
KENT, WA

CBRE

PROPERTY FEATURES



**STAND-ALONE
BUILDING**



**RECENTLY REFURBISHED
WAREHOUSE IN GREAT CONDITION**



~1,000 SF OFFICE



**EXCELLENT KENT
LOCATION OFF HWY 167**



**19 DOCK HIGH DOORS
2 GRADE LEVEL DOORS**



7 DOCK PACKAGES



3 IN-PIT LEVELERS



30' CLEAR HEIGHT



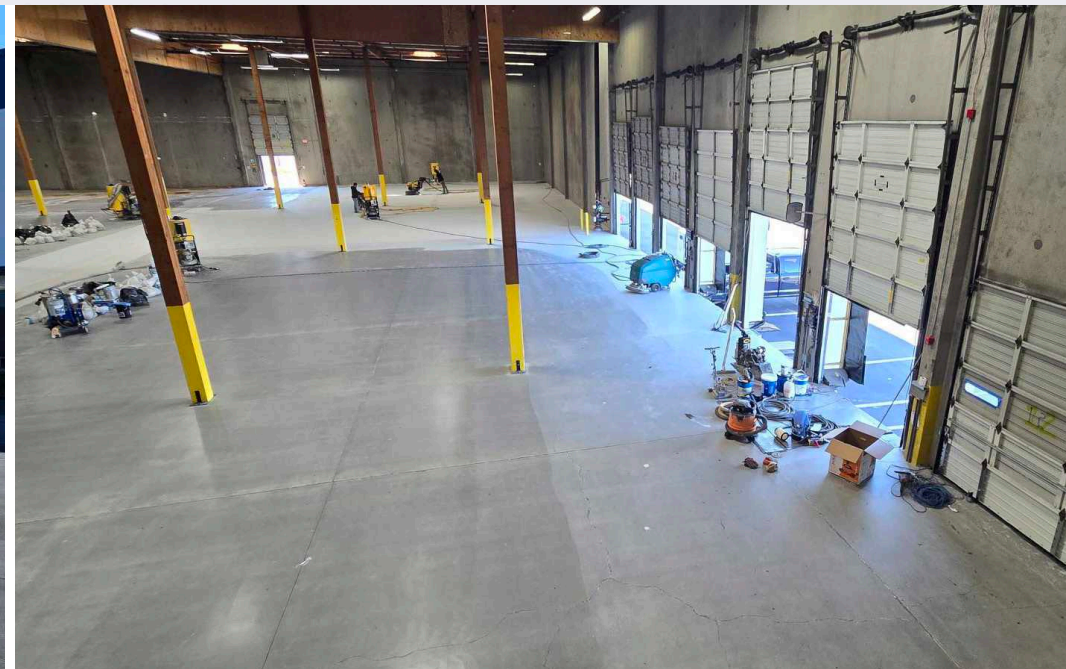
**SUBLEASE TERM
RUNS THROUGH 3/31/27**



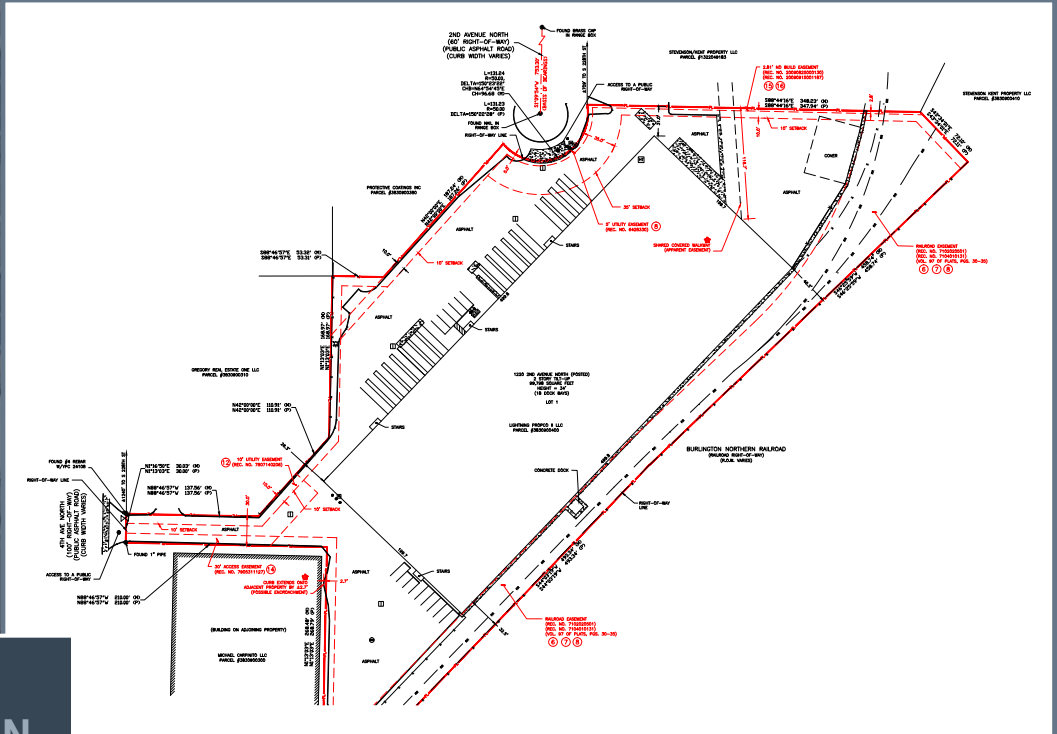
**ASKING RATE:
\$0.90 PSF/MO**



**ESTIMATED NNN RENT/MO:
\$0.206 PSF/MO**



AERIAL MAP



**INDUSTRIAL
DISTRIBUTION
WAREHOUSE**

S 228th St

6th Ave N

Valley Fwy

167

Novak Ln

Central Ave N

S 235th Pl

KEY DISTANCES

HWY 167	1.2 Miles
I-5	4.6 Miles
SEA TAC	7.1 Miles
SEATTLE	18.5 Miles
TACOMA	20.3 Miles
PORT OF SEATTLE	20.6 Miles
CANADIAN BORDER	129 Miles



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