

# 228<sup>TH</sup> **MANUFACTURING** CAMPUS

8825-8835 S 228<sup>th</sup> St, Kent, WA



**INDUSTRIAL MANUFACTURING OPPORTUNITY | FOR SALE / LEASE**

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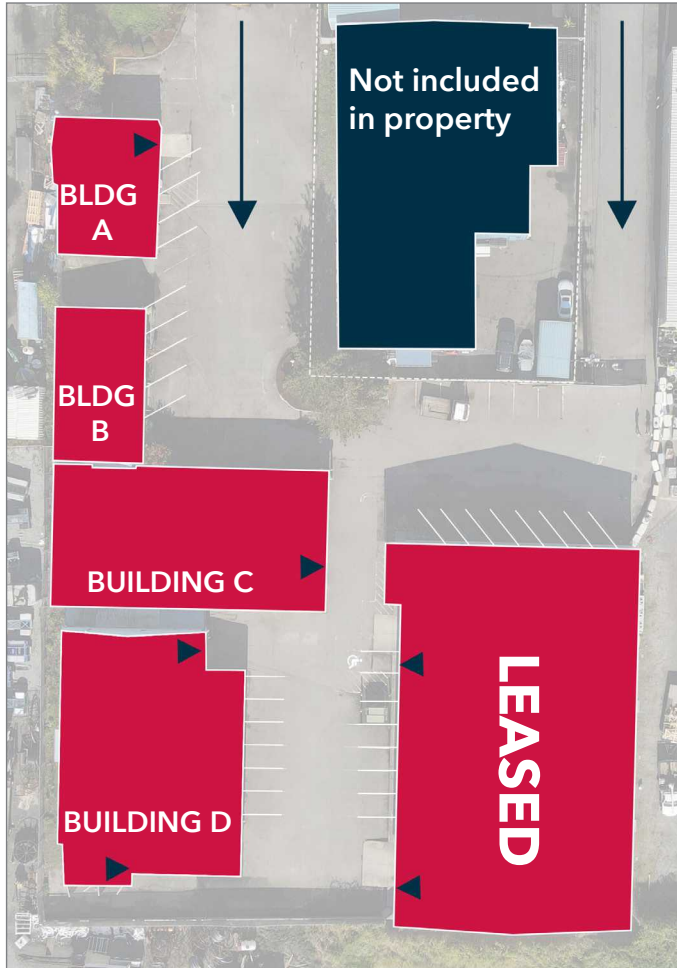
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COMMERCIAL REAL ESTATE SERVICES



# PROPERTY INFORMATION



**PROPERTY ADDRESS:**

8825-8835 South 228th Street, Kent, WA

**BUILDING AREA:**

24,543 SF (5 buildings)

**YEAR BUILT:**

- i. Bldg A - 1979
- ii. Bldg B - 1969
- iii. Bldg C - 1969
- iv. Bldg D - 1970's, Renovated 2013
- ~~v. Bldg E - Leased~~

**PARCEL NUMBERS:**

1822059266 & 1822059273

**LEASE RATE:**

Contact Broker for rates

**AVAILABLE:**

Immediately

**FEATURES:**

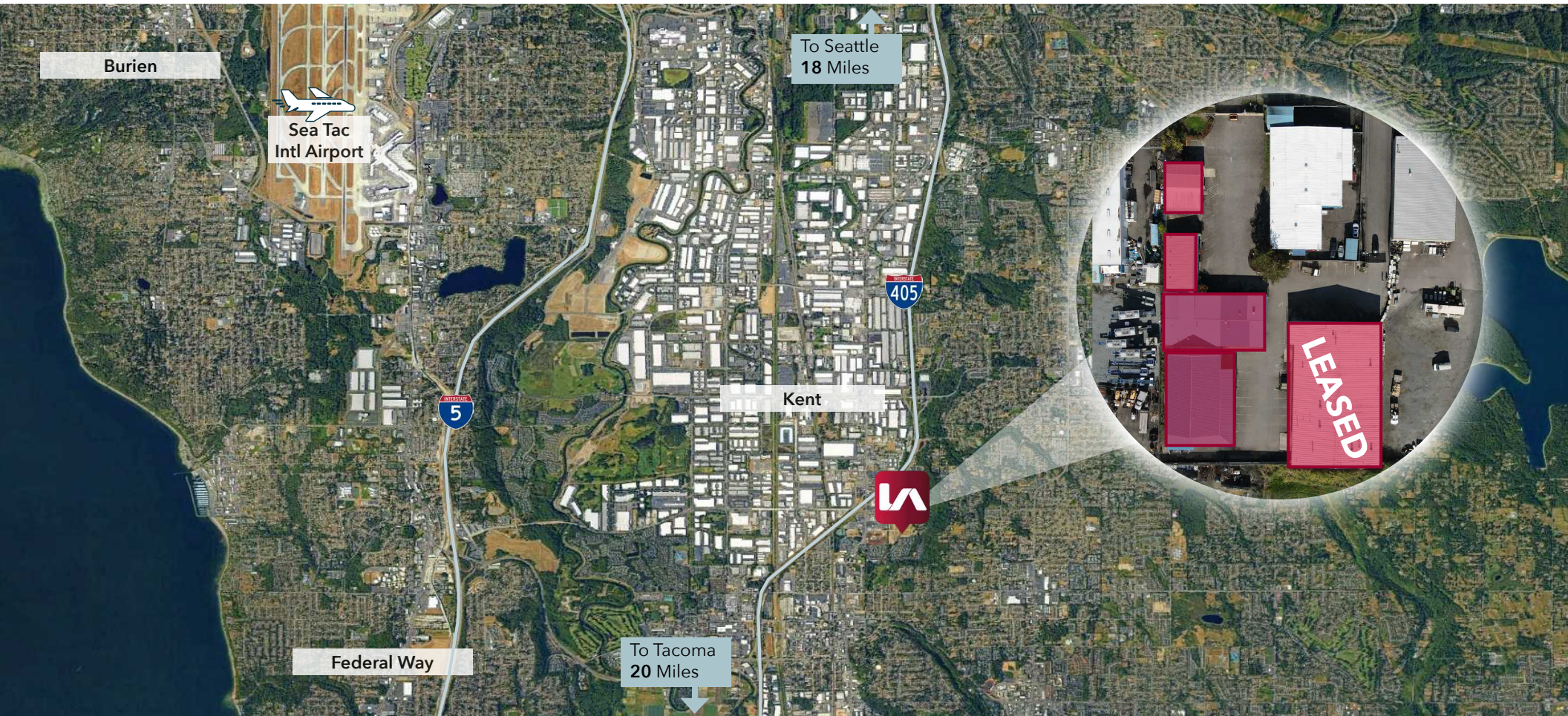
- 5-Building campus offering various use capabilities including manufacturing, distribution, assembly, storage, office etc.
- Fully fenced with two gated entrances

↖ ↗ **1.31 AC**  
↙ ↘ Lot Size

 **CM-1**  
Zoning



# PROPERTY AERIAL





# BUILDING

## A



<b>SQUARE FEET:</b>	± 1,596 SF
<b>CLEAR HEIGHT:</b>	± 10' 4"
<b>ELECTRICAL:</b>	400 AMP 3 PH 120/208 V
<b>AIR LINES:</b>	3/4" iron pipe line throughout entire building
<b>CONSTRUCTION TYPE:</b>	Metal
<b>YEAR BUILT:</b>	1979
<b>LOADING:</b>	One Grade Level Roll-Up



# BUILDING

## B



<b>SQUARE FEET:</b>	± 1,680 SF
<b>CLEAR HEIGHT:</b>	N/A
<b>CONSTRUCTION TYPE:</b>	Wood Framed
<b>YEAR BUILT:</b>	1969
<b>LOADING:</b>	No loading doors (office use)





# BUILDING C



<b>SQUARE FEET:</b>	± 5,205 SF
<b>CLEAR HEIGHT:</b>	± 8' 10"
<b>ELECTRICAL:</b>	800 AMP 3 PH 120/208 V
<b>CONSTRUCTION TYPE:</b>	Wood Framed
<b>YEAR BUILT:</b>	1969
<b>LOADING:</b>	One grade level roll-up door - potential to add additional roll-up door



# BUILDING D



<b>SQUARE FEET:</b>	± 5,887 SF
<b>CLEAR HEIGHT:</b>	± 11' 7"
<b>ELECTRICAL:</b>	800 AMP 3 PH 120/208 V Main Service
<b>CONSTRUCTION TYPE:</b>	Wood framed
<b>YEAR BUILT:</b>	1970's
<b>LOADING:</b>	Two grade level roll-up doors



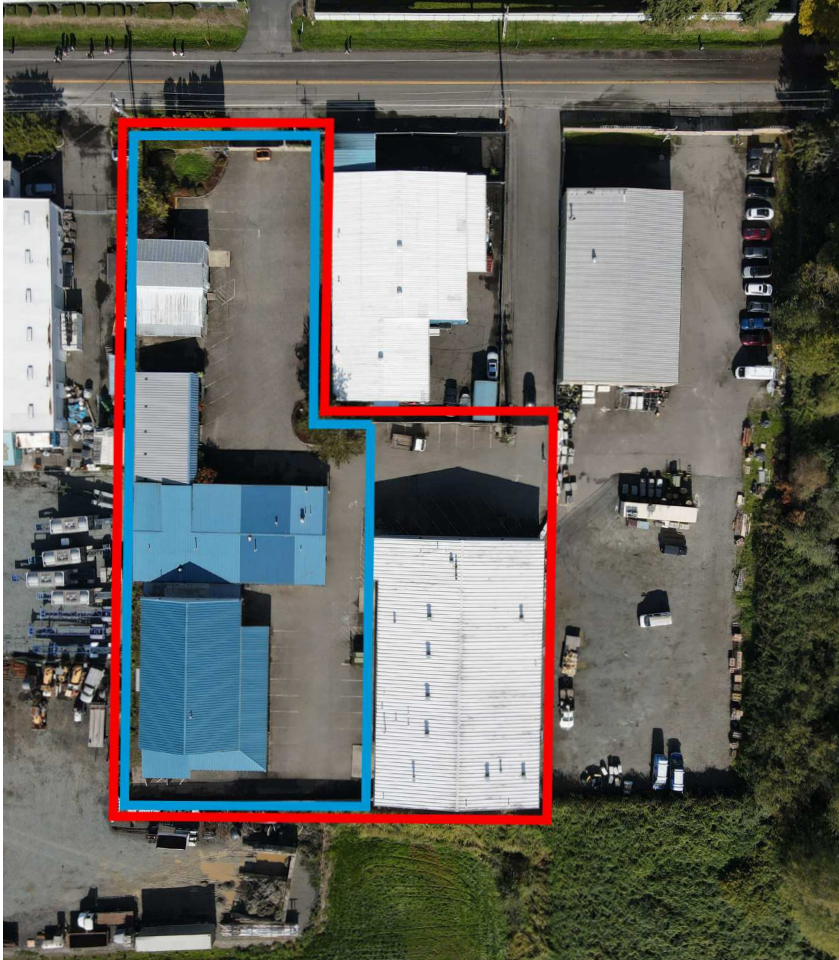




<b>SQUARE FEET:</b>	12,349 SF (1,700 SF office) plus 1,700 SF mezzanine
<b>CLEAR HEIGHT:</b>	16' 3" - 22' 6"
<b>ELECTRICAL:</b>	1600 AMP 3 PH 277/480 V Main Service
<b>AIR LINES:</b>	3/4" iron pipe main line feeds entire building
<b>SPRINKLERS:</b>	Fully sprinklered
<b>CONSTRUCTION TYPE:</b>	Metal
<b>HVAC:</b>	15000 cfm MAU with 9000 cfm manually controlled exhaust with 10,000 cfm of cross ventilation, 10,000 cfm of make-up air controlled with make-up fans Additional HVAC throughout
<b>YEAR BUILT:</b>	2005
<b>LOADING:</b>	Two grade level roll-up doors on west elevation



# FOR SALE OPTIONS



FOR SALE OPTIONS	Option 1 (Red outline)	Option 2 (Blue outline)
PRICE:	\$5,750,000	\$3,000,000
SQUARE FEET:	24,543 SF	14,368 SF
ACRES:	1.31	0.98
FEATURES:	<ul style="list-style-type: none"> <li>• Entire property, featuring all five buildings</li> <li>• Bldg. E is fully leased for immediate income</li> <li>• Great investment opportunity for owner-user seeking to control its real estate long-term</li> <li>• Approximately 14,368 SF available for immediate occupancy</li> </ul>	<ul style="list-style-type: none"> <li>• Four buildings totaling 14,368 SF</li> <li>• Parcel # 182205-9273</li> <li>• Great opportunity for owner-user seeking small manufacturing campus</li> <li>• Dedicated ingress/egress off 228th St</li> </ul>



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