

# PROGRESSIVE INDUSTRIAL PARK



88TH AVE S

S 228TH ST



22601 - 22647 88TH AVE S, KENT, WA

*5,070 SF versatile flex space with a blend of warehouse, work area, and outdoor storage*

AVAILABLE	Suite 1 - 5,070 SF
LEASE RATE	\$7,605 per month (\$1.50 PSF blended, NNN)
NNN	\$0.26 PSF
CLEAR HEIGHT	18'
DOORS	Five 14' grade-level
YARD	Approximate 5,600 SF dedicated paved and fenced yard
USE	Industrial/Flex
ACCESS	Easy access to Hwy 167 & I-405

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FOR LEASE

*Offering versatile flex space with the rare benefit of a private, secured yard, this property provides upgraded lighting and efficient building features ideal for businesses needing a blend of warehouse space, dedicated work areas, and accessible outdoor storage. Functional, flexible, and ready for immediate occupancy.*

**20 MILES**

PORT OF SEATTLE

**19 MILES**

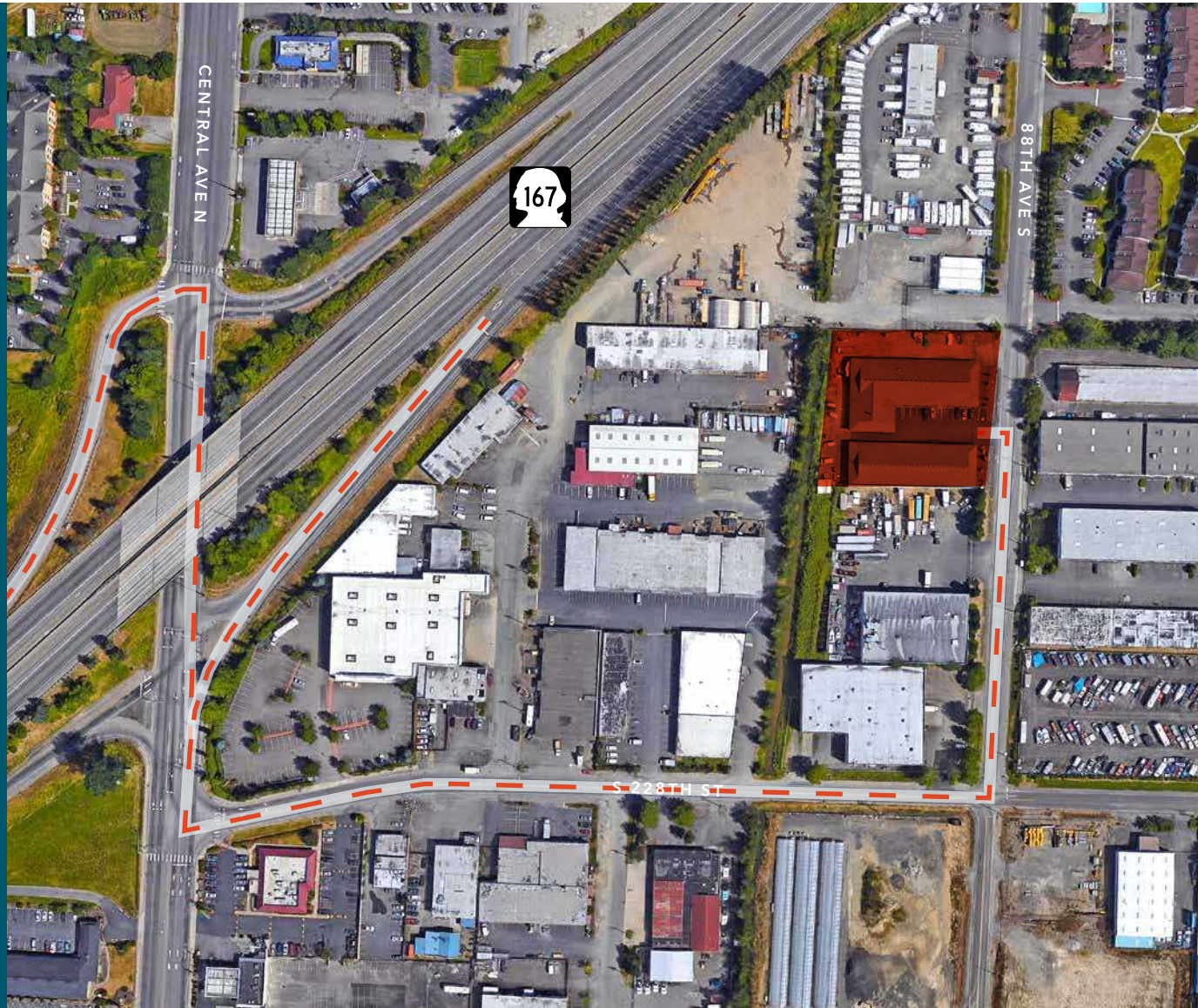
PORT OF TACOMA

**19 MILES**

DOWNTOWN SEATTLE

**160 MILES**

PORTLAND



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### PROPERTY HIGHLIGHTS

5,600 SF of private, gated asphalt yard ideal for equipment storage, fleet parking, and contractor operations

New LED site lighting improves visibility, safety, and consistent nighttime use

14' grade-level doors, easy access for vans, box trucks, and service vehicles

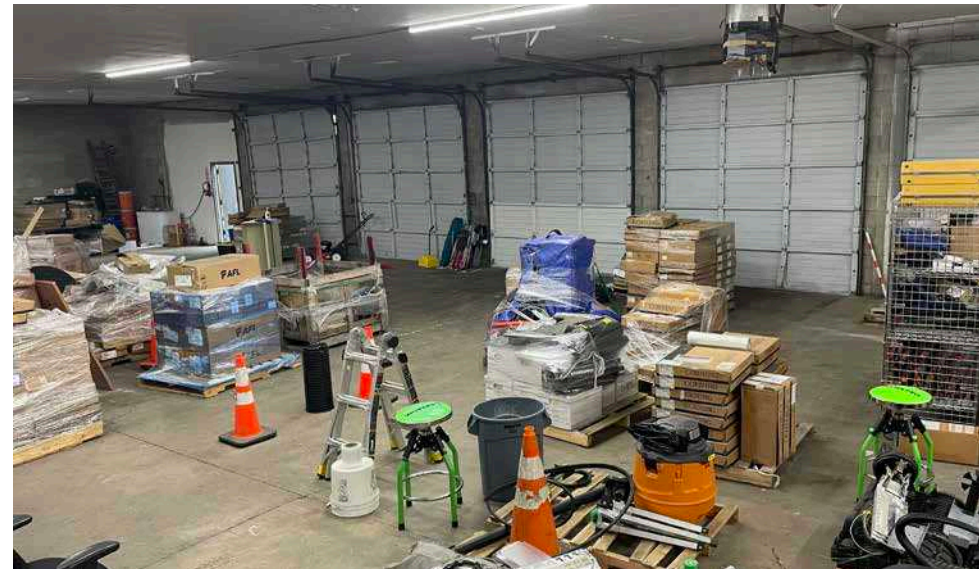
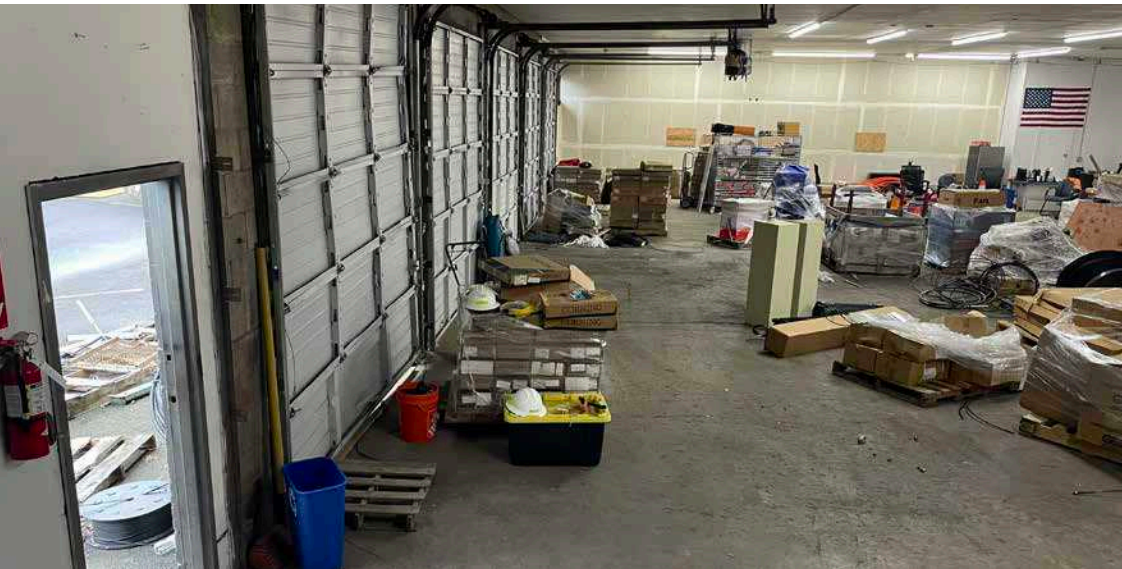
18' clear height, functional warehouse volume for racking, storage, fabrication, or light manufacturing

Well-suited for contractors, service companies, suppliers, fabrication, warehousing, and light production uses

Immediate access to Hwy 167 and I-405 with quick routes to Seattle, Tacoma, and the greater Kent industrial core

Central position between major regional ports for efficient logistics

FOR LEASE



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