

±57,546 SF AVAILABLE
STANDALONE BUILDING FOR SUBLEASE
SHORT-TERM DEALS POSSIBLE
DIRECT DEALS POSSIBLE



pacific gateway sublease

20021 59TH PLACE SOUTH
KENT, WA 98032

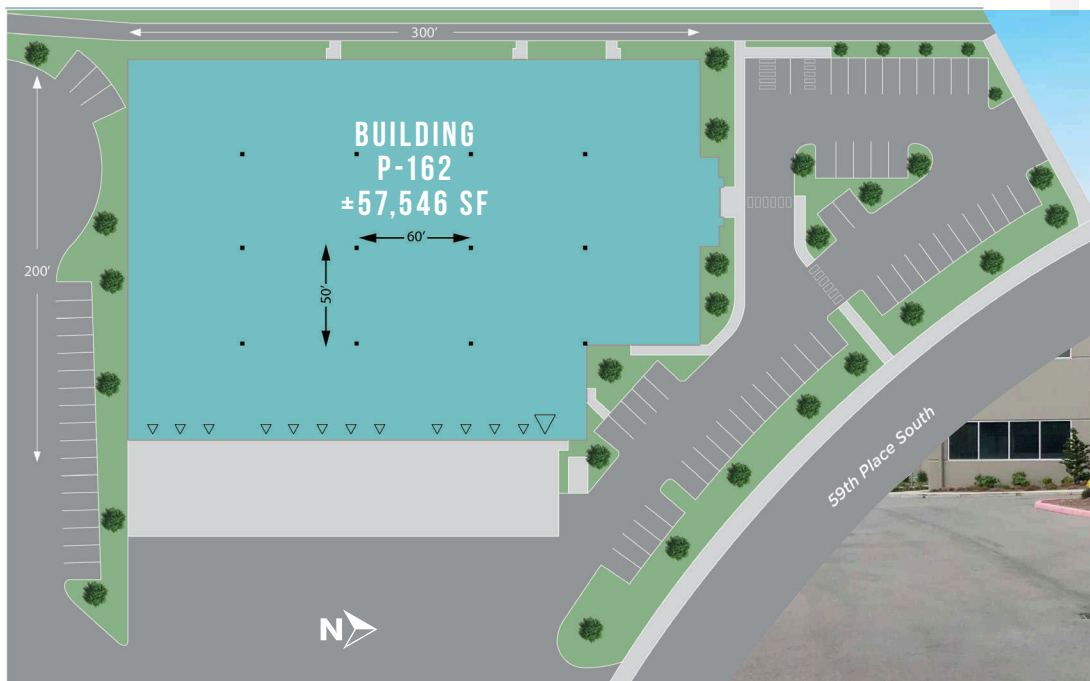
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CBRE



PROPERTY SUMMARY



	ADDRESS	20021 59TH PLACE SOUTH, KENT, WA 98032
	BUILDING SIZE	±57,546 SF WITH SMALL MODULAR OFFICE
	AVAILABLE	NOW
	SUBLEASE	TERM THROUGH OCTOBER 2029
	ZONING	M1 INDUSTRIAL PARK, CITY OF KENT
	EXTERIOR	6" THICK REINFORCED CONCRETE TRAILER APRONS (50' DEEP) LED LIGHTING
	INTERIOR	30' CLEAR HEIGHT 6" REINFORCED CONCRETE SLAB COLUMN SPACING: 60' WIDE X 50' DEEP

	DOORS	9 – 9' X 10' INSULATED DOCK DOORS, EACH WITH 2 – 24" X 7" VISION PANELS 1 – 12' X 16' INSULATED RAMP DOOR 4' WIDE CANOPIES OVER DOCK-HIGH LOADING DOORS AIR-BAG DOCK LEVELERS AT EACH DOCK DOOR
	PARKING	73 PARKING STALLS
	POWER	1,600 AMPS OF 277 /480 VOLT, 3-PHASE POWER
	FIRE SPRINKLER	ESFR SPRINKLER SYSTEM
	POTENTIAL	SUBLEASE OR POTENTIAL FOR DIRECT DEAL WITH LANDLORD FOR DEALS 5 YEARS+
	RATE	\$0.90 NNN BLENDED

LOCATION / DISTANCE

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15.5
MILES
TO SEATTLE

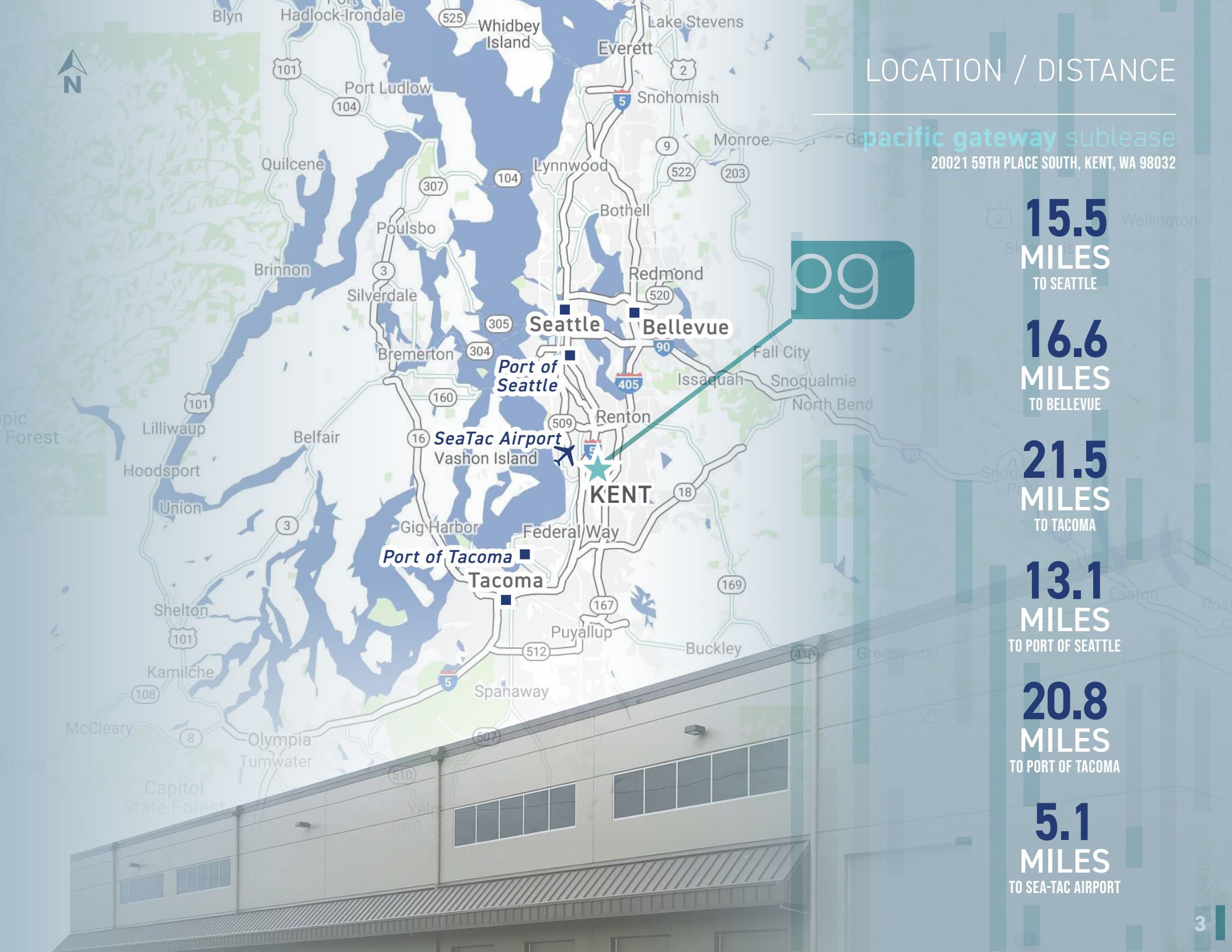
16.6
MILES
TO BELLEVUE

21.5
MILES
TO TACOMA

13.1
MILES
TO PORT OF SEATTLE

20.8
MILES
TO PORT OF TACOMA

5.1
MILES
TO SEA-TAC AIRPORT





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