

**FOR LEASE**

**44 Door Cross Dock Terminal  
on 5.1 Acres**

**7226 S 262ND ST**

**Kent, WA**

**VIDEO TOUR** ↓



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## BUILDING HIGHLIGHTS

Building	18,231 SF Total - 7,299 SF Office (Two-Story) - 2,400 SF Maintenance Shop
Land Size	5.1 Acres (usable)
Clear Height	14'
Loading	44 Dock High Doors 3 Grade Level Doors

## PROPERTY HIGHLIGHTS

- Fully fenced, paved and lit site
- Sprinklered
- Under new ownership, capital improvements underway
- LED lighting
- Approx. 152'-206' truck court
- Two Ingress / Egress Points
- Zoning I-3



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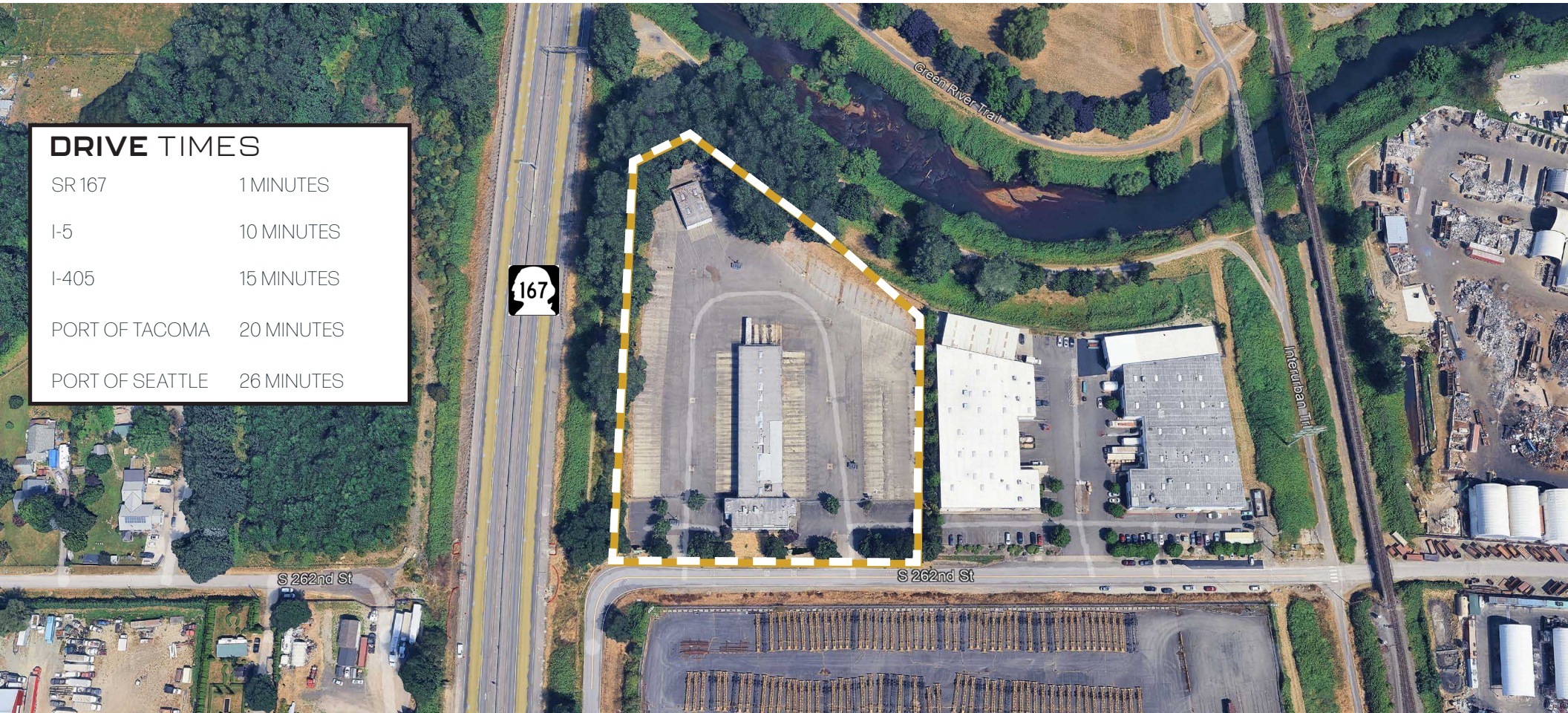
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### DRIVE TIMES

SR 167	1 MINUTES
I-5	10 MINUTES
I-405	15 MINUTES
PORT OF TACOMA	20 MINUTES
PORT OF SEATTLE	26 MINUTES



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