

# COVINGTON FULFILLMENT CENTER

27631 Covington Way SE | Covington, WA

93,600 SF BUILDING WITH 7.85 ACRES OF YARD

AVAILABLE

Highway 18

**NAI** Puget Sound  
Properties

EXCLUSIVELY MARKETED BY:

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# COVINGTON FULFILLMENT CENTER

Located just 6.4 miles from downtown Kent and conveniently positioned adjacent to Highway 18 with direct access to both I-90 and SR 167, the Covington site offers an unique opportunity to occupy a specialized building in the extremely competitive South King County Industrial Market.

|                            |   |
|----------------------------|---|
| <b>Address</b>             | 27631 Covington Way SE<br>Covington, WA 98042   |
| <b>Bldg. SF</b>            | 93,600 SF Footprint (96,100 SF including Mezz)<br>2,500 SF Spec Office + 2,500 SF Mezz Structure<br>(Expandable up to 5,000 SF) |
| <b>Yard Area</b>           | 7.85 acres (342,146 SF)   |
| <b>Loading</b>             | 32 DH and 2 GL  |
| <b>Clearance</b>           | 32'   |
| <b>Parking</b>             | 358 Trailer stalls / 115 Auto Stalls  |
| <b>Lot Size</b>            | 19.74 acres<br>Ability to fence and secure entire site  |
| <b>Visibility</b>          | Highway 18  |
| <b>Highlights</b>          | No local B&O tax, ESFR sprinkler system, 6" concrete slab,<br>LEED certified, 52' x 60' typical column spacing                  |
| <b>Available For Lease</b> | Owner/user sale may be considered   |



# SITE PLAN



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# AREA OVERVIEW



→ INGRESS

← EGRESS

East →

← West

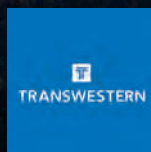
Highway 18

19.74  
ACRES



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OWNED BY:



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