



OFFERING MEMORANDUM

5920 S 194TH ST



5920 S 194th St | Kent, WA

DISCLAIMER

This Offering Memorandum is confidential and is furnished to prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Cushman & Wakefield, Inc., the Seller's exclusive agent in connection with the sale of the Property. It contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its exclusive agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding

the Property. Although additional material, which may include engineering, environmental, or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants and other advisors. The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations thereunder have been fully satisfied or waived.

The Seller is responsible for any commission due its agent in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other party, including the Seller's exclusive agent, is authorized to make any representation or agreement on behalf of the Seller. This Memorandum remains the property of the Seller and its exclusive agent and may be used only by parties approved by the Seller and its exclusive agent. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

SCOTT ALAN, SIOR

Executive Managing Director
+1 206 521 0236
scott.alan@cushwake.com

PATRICK MULLIN













Executive Managing Director
+1 206 521 0265
patrick.mullin@cushwake.com

EXECUTIVE SUMMARY

Cushman & Wakefield is exclusively offering for sale 5920 S 194th St (the “Property”), a two-story industrial building totaling ±47,321 square feet and situated on ±2.71 acres located in the Kent Valley submarket of Seattle, Washington. Featuring ample office space, excess yard area, and a strategic location with desirable access to a robust freeway network, the Property is a rare opportunity to acquire an industrial asset in one of the most sought-after submarkets on the West Coast.

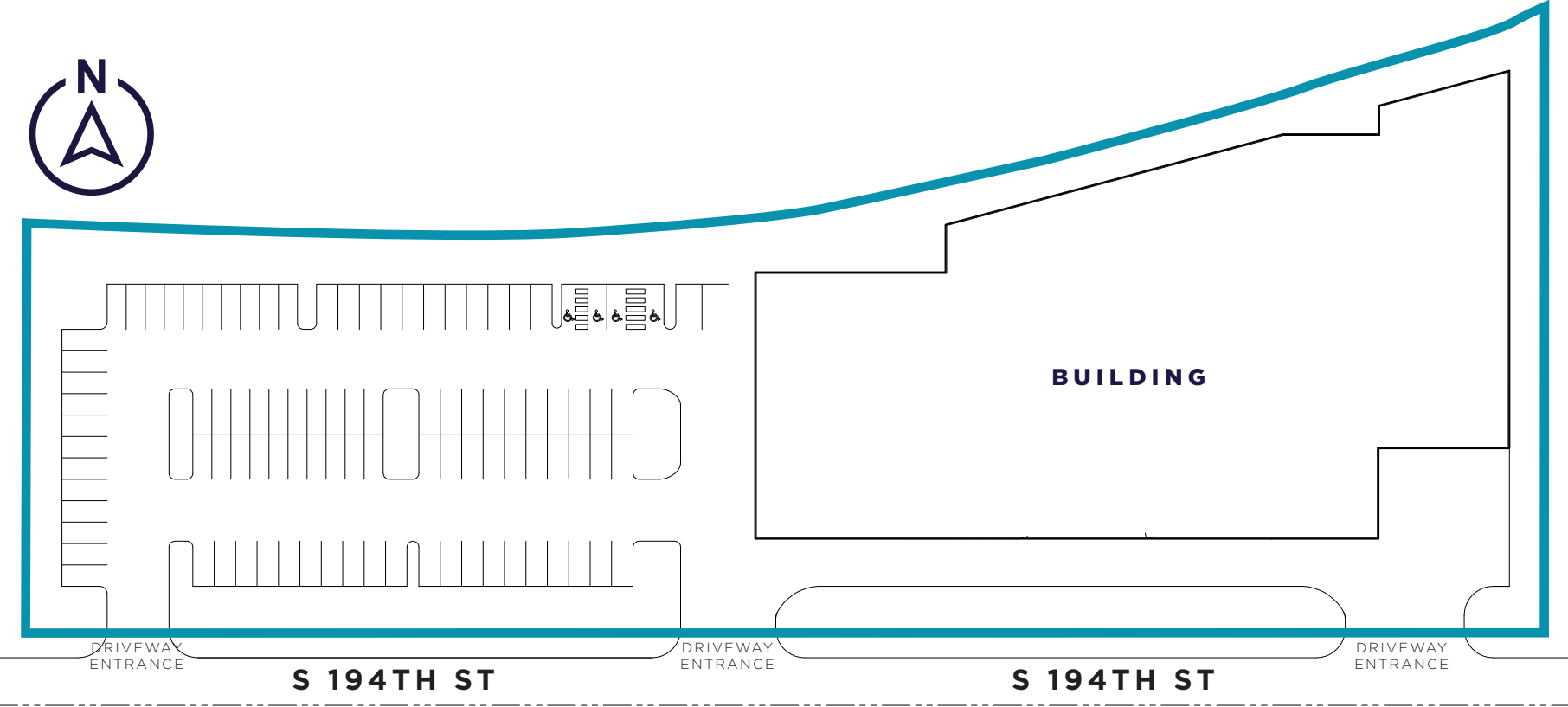


PROPERTY OVERVIEW

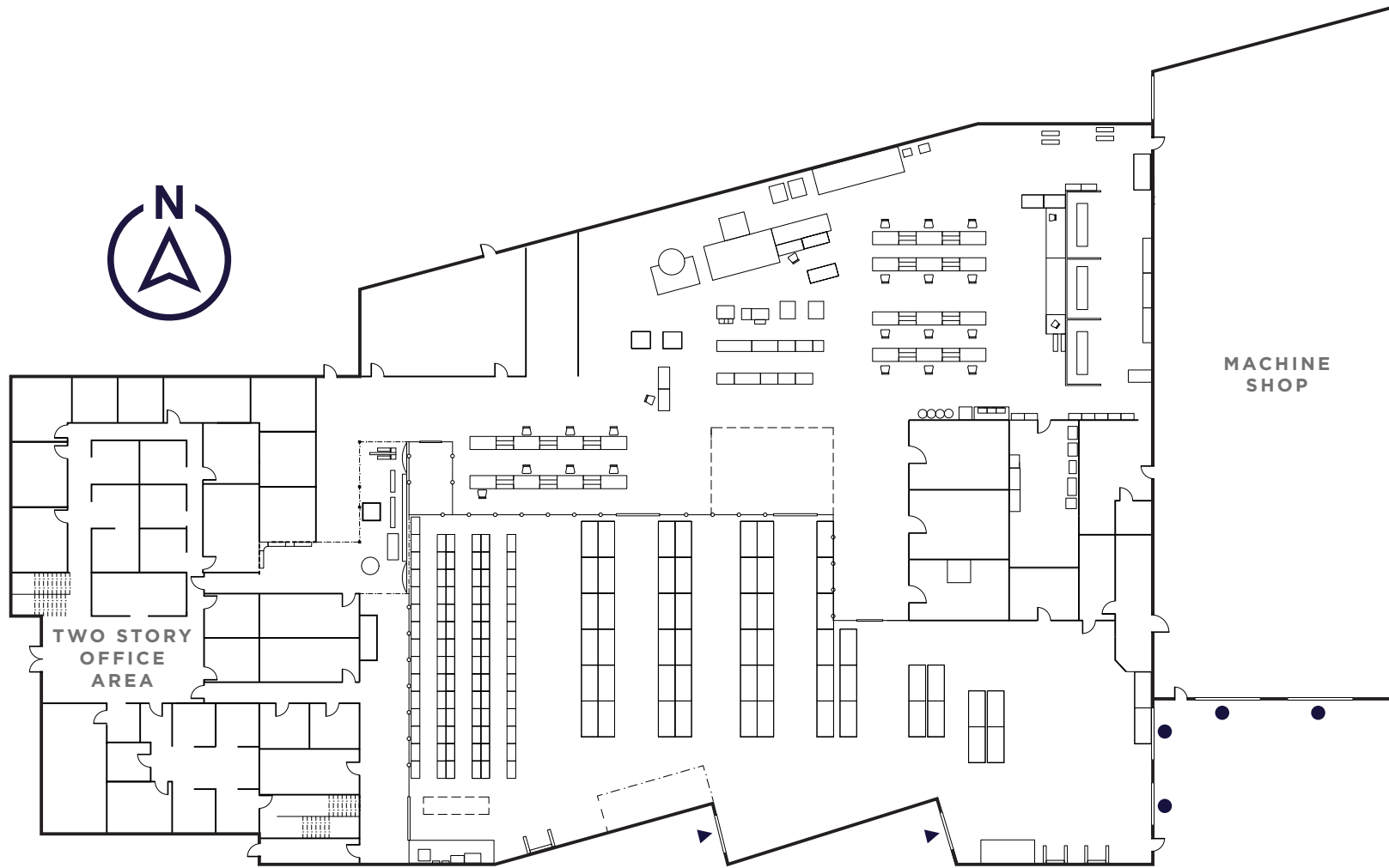
| | | |
|--|-------------------------|---|
|  | Building Size | 47,321 SF |
|  | Office Size | 8,827 SF |
|  | Building Stories | 2 |
|  | Site Area | 2.71 AC |
|  | Parcel Number | 788880-0140 |
|  | Zoning | I2 (Mixed Industrial) |
|  | Year Built | 1996 |
|  | Clear Height | ±23' *BUYER TO CONFIRM |
|  | Loading | 2 Dock High 4 Grade Level |
|  | Parking | 100 Surface Stalls |
|  | Power | 2,400 Amps 3-Phase Power |
|  | Roof | New Roof Installed in 2017 Fully Insulated Warehouse |



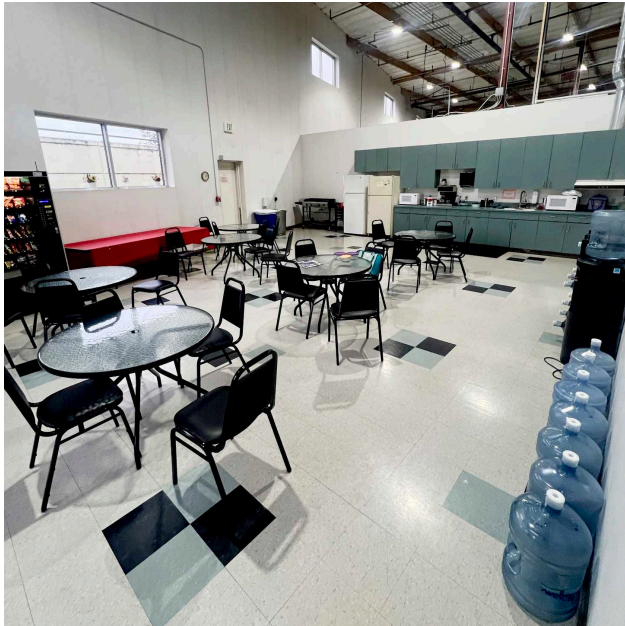
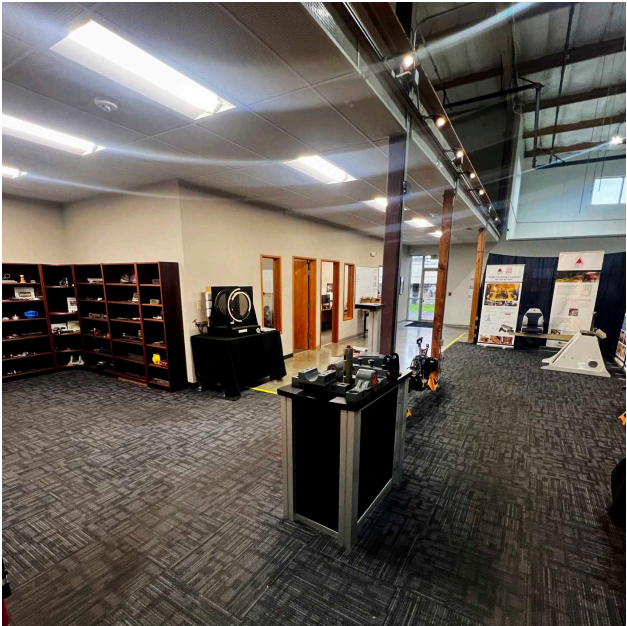
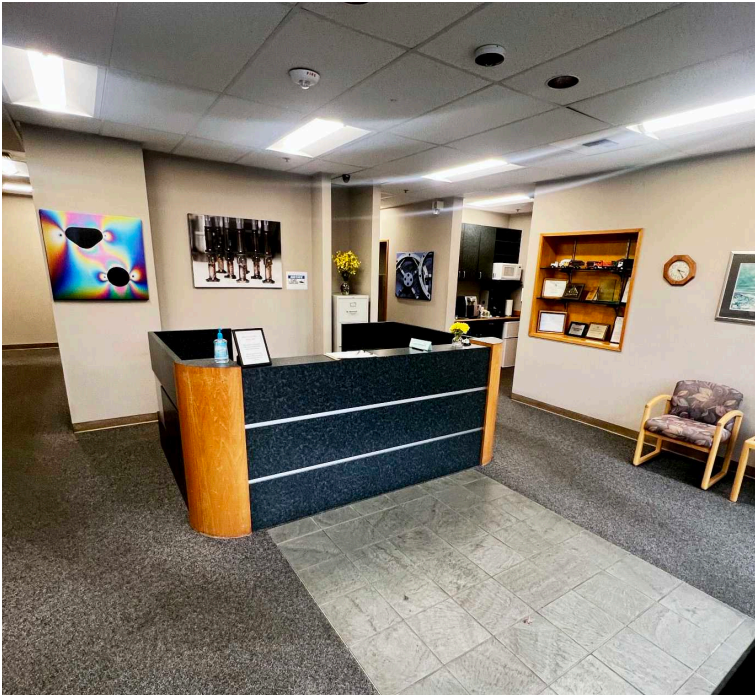
SITE PLAN

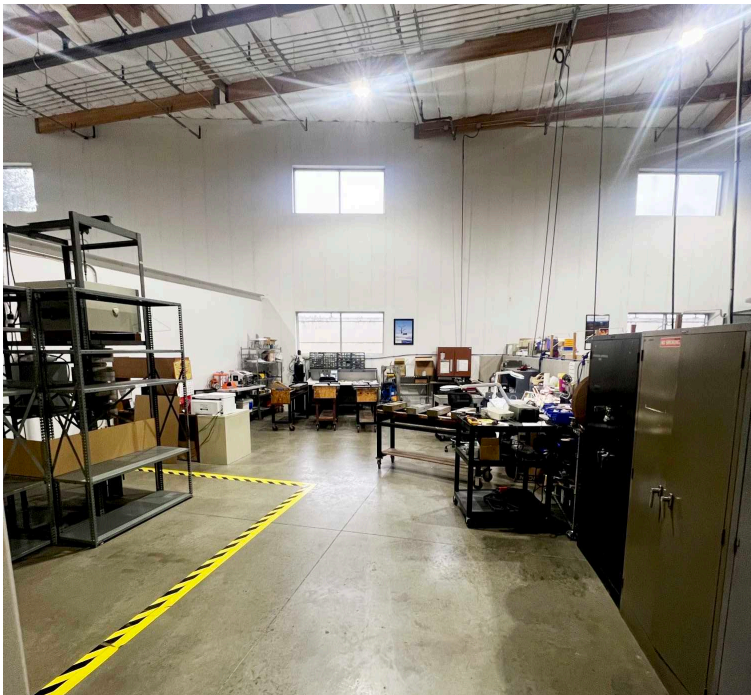
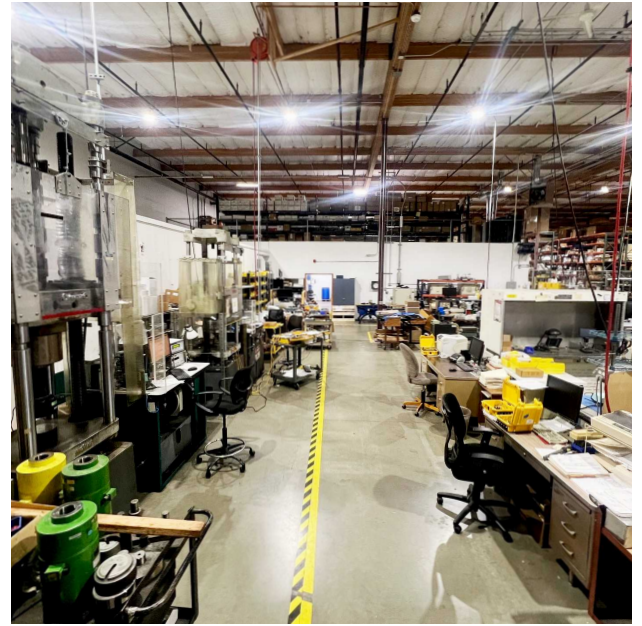
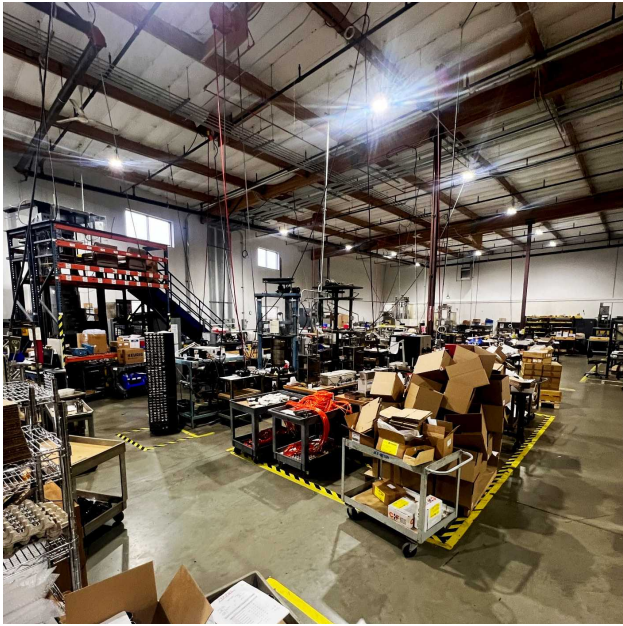


FLOOR PLAN



▲ DOCK HIGH ● GRADE LEVEL







SCOTT ALAN, SIOR

Executive Managing Director

+1 206 521 0236

scott.alan@cushwake.com

PATRICK MULLIN

Executive Managing Director

+1 206 521 0265

patrick.mullin@cushwake.com



**CUSHMAN &
WAKEFIELD**

©2024 Cushman & Wakefield. All rights reserved. The material in this proposal has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this proposal (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.