

228TH **MANUFACTURING** CAMPUS

8825-8835 S 228th St, Kent, WA



INDUSTRIAL MANUFACTURING OPPORTUNITY | FOR SALE / LEASE

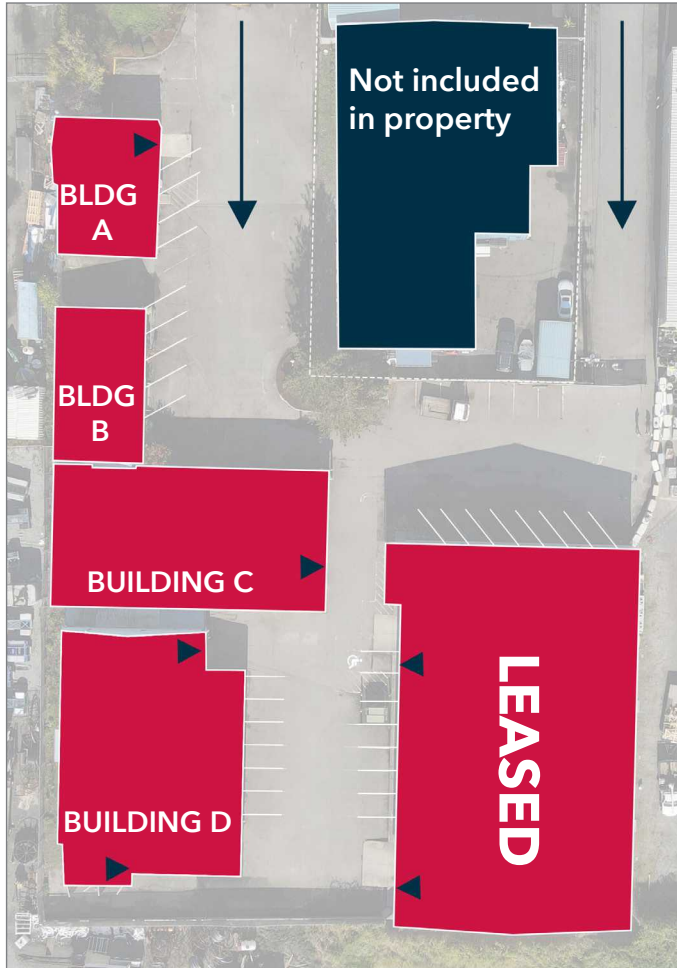
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION



PROPERTY ADDRESS:

8825-8835 South 228th Street, Kent, WA

BUILDING AREA:

24,543 SF (5 buildings)

YEAR BUILT:

- i. Bldg A - 1979
- ii. Bldg B - 1969
- iii. Bldg C - 1969
- iv. Bldg D - 1970's, Renovated 2013
- ~~v. Bldg E - Leased~~

PARCEL NUMBERS:

1822059266 & 1822059273

LEASE RATE:

Contact Broker for rates

AVAILABLE:

Immediately

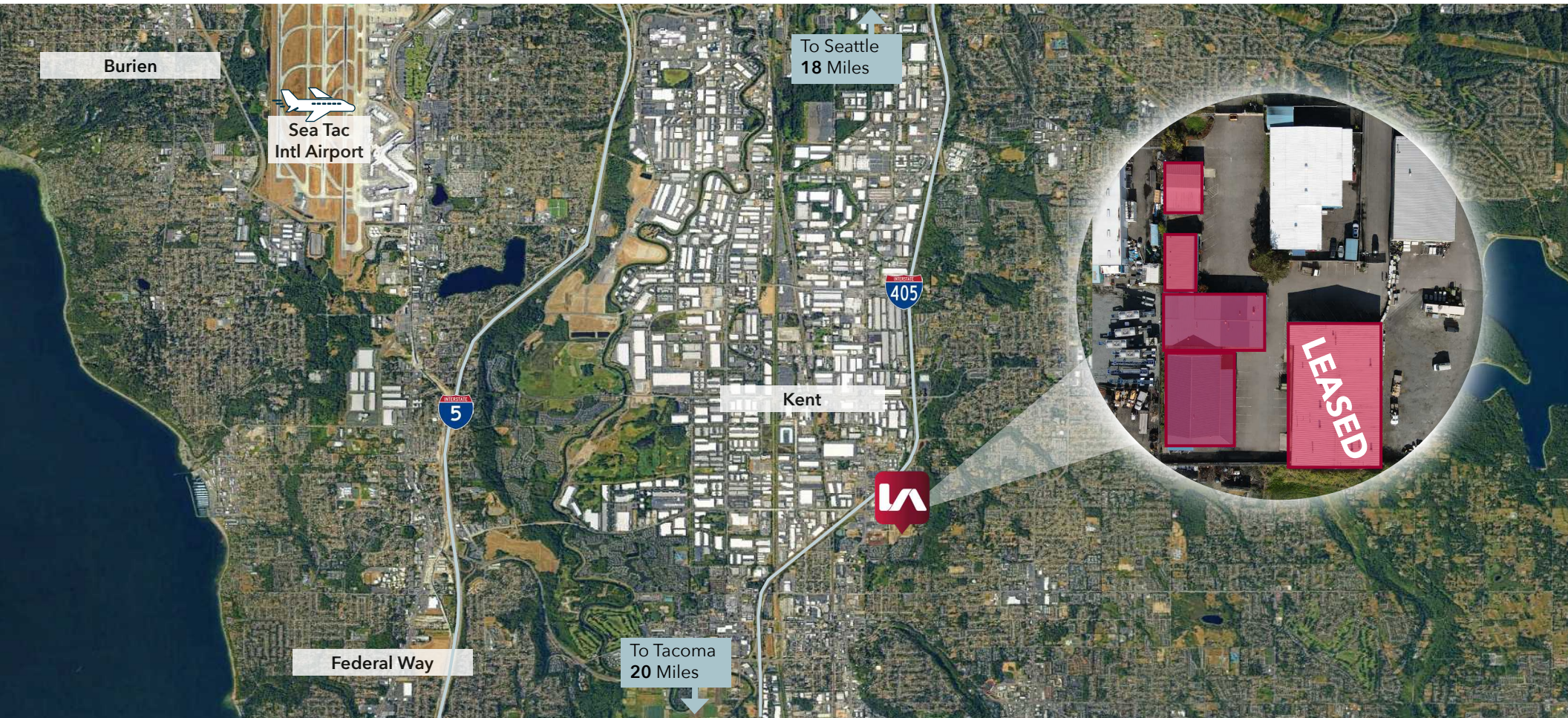
FEATURES:

- 5-Building campus offering various use capabilities including manufacturing, distribution, assembly, storage, office etc.
- Fully fenced with two gated entrances

↖ ↗ **1.31 AC**
↙ ↘ Lot Size

 **CM-1**
Zoning

PROPERTY AERIAL



BUILDING

A



SQUARE FEET:	± 1,596 SF
CLEAR HEIGHT:	± 10' 4"
ELECTRICAL:	400 AMP 3 PH 120/208 V
AIR LINES:	3/4" iron pipe line throughout entire building
CONSTRUCTION TYPE:	Metal
YEAR BUILT:	1979
LOADING:	One Grade Level Roll-Up



BUILDING

B



SQUARE FEET:	± 1,680 SF
CLEAR HEIGHT:	N/A
CONSTRUCTION TYPE:	Wood Framed
YEAR BUILT:	1969
LOADING:	No loading doors (office use)



BUILDING C



SQUARE FEET:	± 5,205 SF
CLEAR HEIGHT:	± 8' 10"
ELECTRICAL:	800 AMP 3 PH 120/208 V
CONSTRUCTION TYPE:	Wood Framed
YEAR BUILT:	1969
LOADING:	One grade level roll-up door - potential to add additional roll-up door



BUILDING D



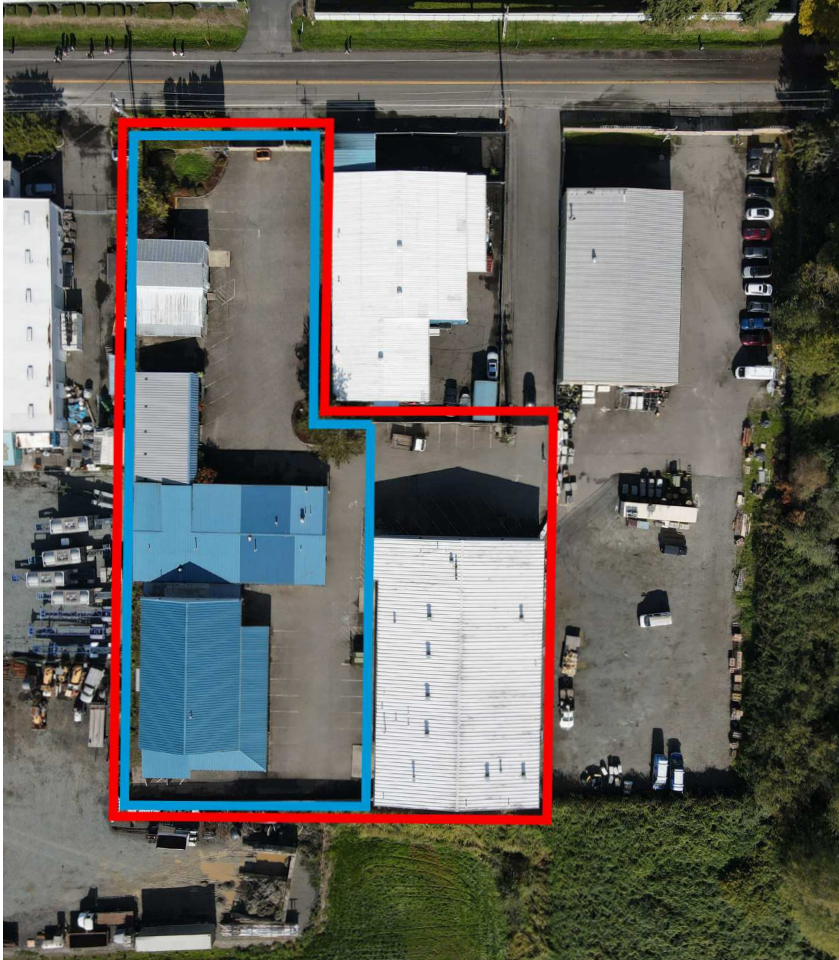
SQUARE FEET:	± 5,887 SF
CLEAR HEIGHT:	± 11' 7"
ELECTRICAL:	800 AMP 3 PH 120/208 V Main Service
CONSTRUCTION TYPE:	Wood framed
YEAR BUILT:	1970's
LOADING:	Two grade level roll-up doors





SQUARE FEET:	12,349 SF (1,700 SF office) plus 1,700 SF mezzanine
CLEAR HEIGHT:	16' 3" - 22' 6"
ELECTRICAL:	1600 AMP 3 PH 277/480 V Main Service
AIR LINES:	3/4" iron pipe main line feeds entire building
SPRINKLERS:	Fully sprinklered
CONSTRUCTION TYPE:	Metal
HVAC:	15000 cfm MAU with 9000 cfm manually controlled exhaust with 10,000 cfm of cross ventilation, 10,000 cfm of make-up air controlled with make-up air units Additional HVAC throughout
YEAR BUILT:	2005
LOADING:	Two grade level roll-up doors on west elevation

FOR SALE OPTIONS



FOR SALE OPTIONS	Option 1 (Red outline)	Option 2 (Blue outline)
PRICE:	\$5,750,000	\$3,000,000
SQUARE FEET:	24,543 SF	14,368 SF
ACRES:	1.31	0.98
FEATURES:	<ul style="list-style-type: none"> • Entire property, featuring all five buildings • Bldg. E is fully leased for immediate income • Great investment opportunity for owner-user seeking to control its real estate long-term • Approximately 14,368 SF available for immediate occupancy 	<ul style="list-style-type: none"> • Four buildings totaling 14,368 SF • Parcel # 182205-9273 • Great opportunity for owner-user seeking small manufacturing campus • Dedicated ingress/egress off 228th St

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