

# Kent Industrial Land

8425 S 216th St, Kent



**For Sale 30,510 SF | I2 Zoned Industrial Land**

*Presented by:*

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## Summary

My Puget Sound Commercial is pleased to present **8425 S 216th St, Kent for sale in Kent**. This presents the rare opportunity to purchase industrial land for sale on the 50-yard line in the highly desirable Kent Valley. The property encompasses approximately **30,510 square feet** and is zoned **I2 (Mixed Industrial District)**. The I2 zoning allows for a wide range of industrial uses that include light and medium manufacturing, heavy equipment repair, warehousing & distribution along with other industrial uses. 8425 S 216th St, Kent makes for an outstanding prospect for an owner user or development buyer given its prime location and zoning.

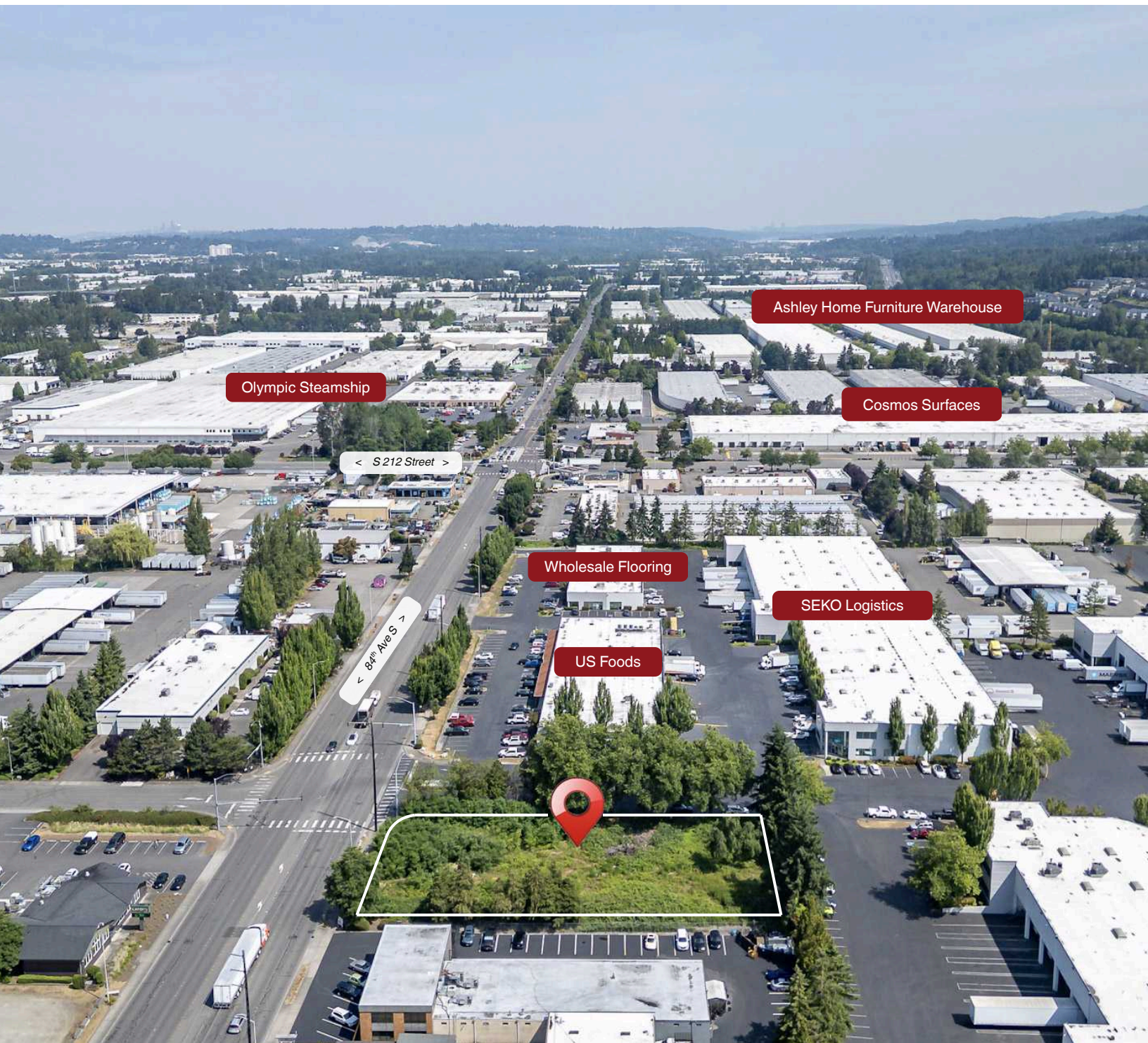
## Property Overview

<b>ADDRESS</b>	8425 S 216th St, Kent
<b>SITE (SF)</b>	30,510
<b>SITE (ACRE)</b>	0.70 Acre
<b>ZONING</b>	I2 (Mixed Industrial District)
<b>HIGHLIGHTS</b>	Prime "50 Yard Line" Kent Location. Signalized Corner. Mixed Industrial zoning allows for a wide range of uses. Easy access to Hwy 167, I-5, and I-405.
<b>OFFERING PRICE</b>	\$1,400,000
<b>PRICE PSF (LAND)</b>	\$45/SF

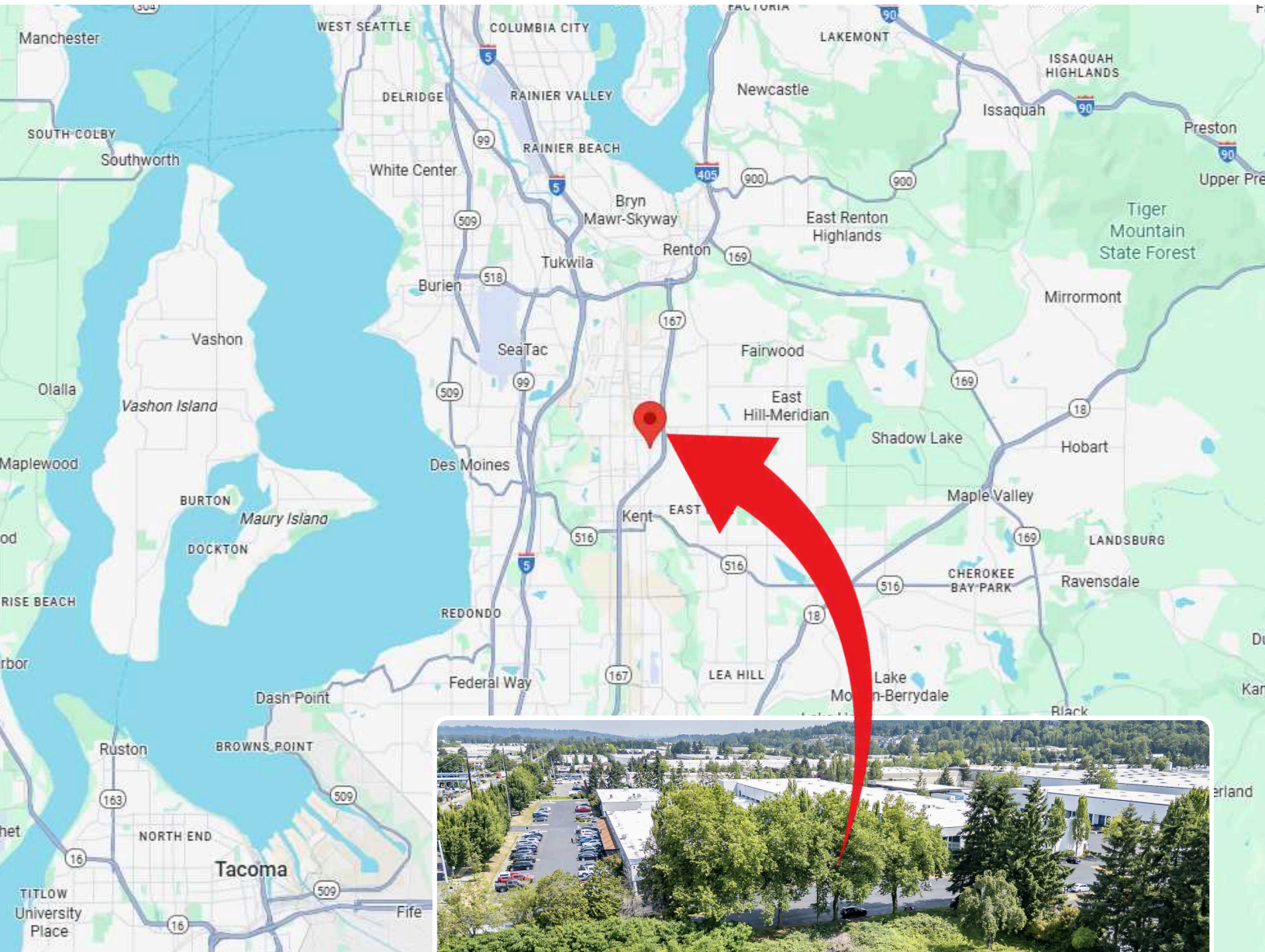


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## Site Area



## Local Map



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