

228TH **MANUFACTURING** CAMPUS

8825-8835 S 228th St, Kent, WA



INDUSTRIAL MANUFACTURING OPPORTUNITY | FOR SALE / LEASE

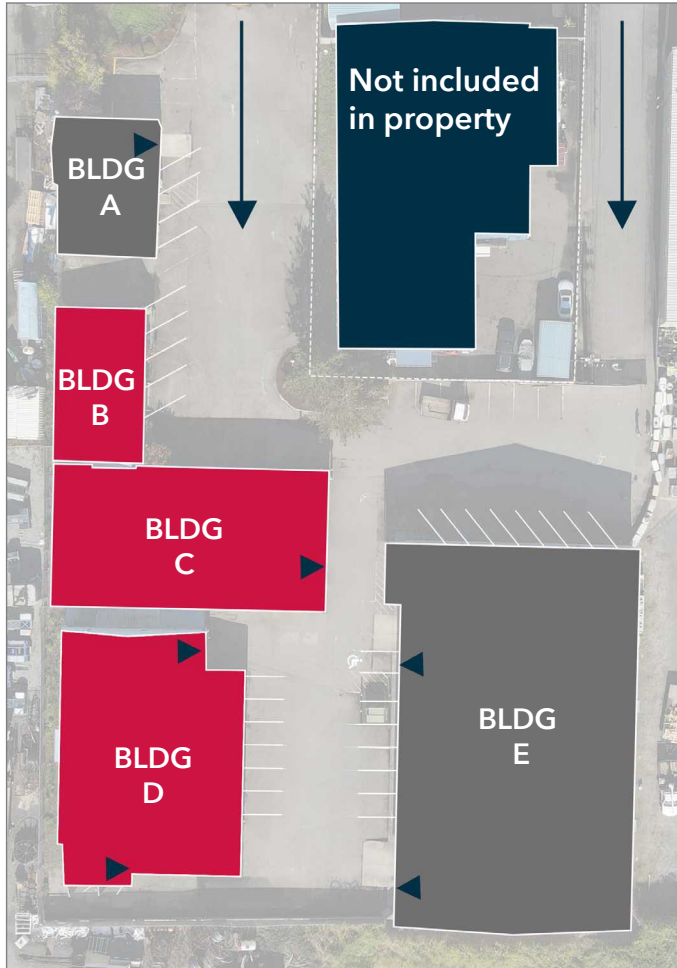
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION



PROPERTY ADDRESS:

8825-8835 South 228th Street, Kent, WA

BUILDING AREA:

24,543 SF (5 buildings)

YEAR BUILT:

1969-2005 (Renovations in 2013)

PARCEL NUMBERS:

1822059266 & 1822059273

LEASE RATE:

Contact Broker for rates

AVAILABLE:

Immediately

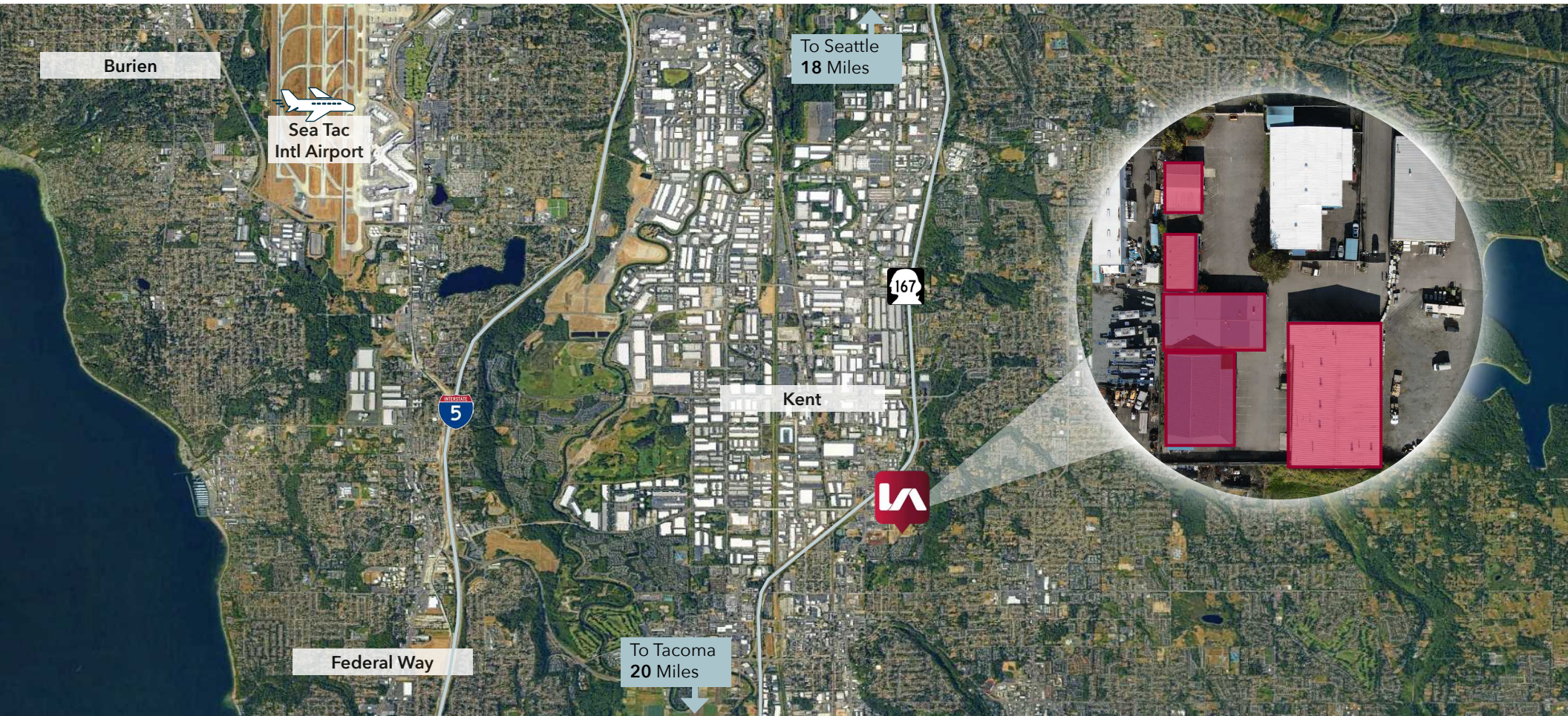
FEATURES:

- 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 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:	CMU block walls
YEAR BUILT:	1969
LOADING:	One grade level roll-up door - potential to add additional roll-up door



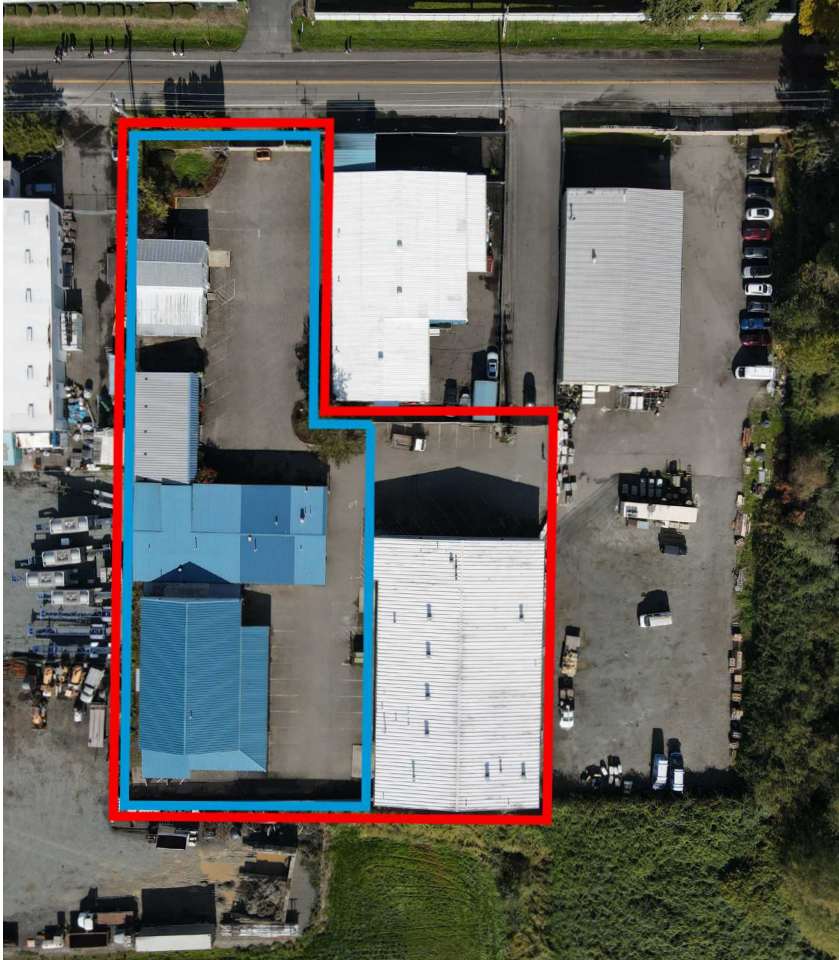
BUILDING D



SQUARE FEET:	± 5,887 SF
CLEAR HEIGHT:	± 11' 7"
ELECTRICAL:	800 AMP 3 PH 277/480 V Main Service
CONSTRUCTION TYPE:	Wood framed
YEAR BUILT:	1970's
LOADING:	Two grade level roll-up doors



FOR SALE OPTIONS



FOR SALE OPTIONS	Option 1 (Red outline)	Option 2 (Blue outline)
PRICE:	\$5,750,000	\$3,200,000
SQUARE FEET:	24,543 SF	14,368 SF
ACRES:	1.31	0.98
FEATURES:	• 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	• 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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