



For Sale | Industrial Owner-User Opportunity

21019 77th Avenue South
Kent, WA 98032

Bill Condon, SIOR

Vice Chair
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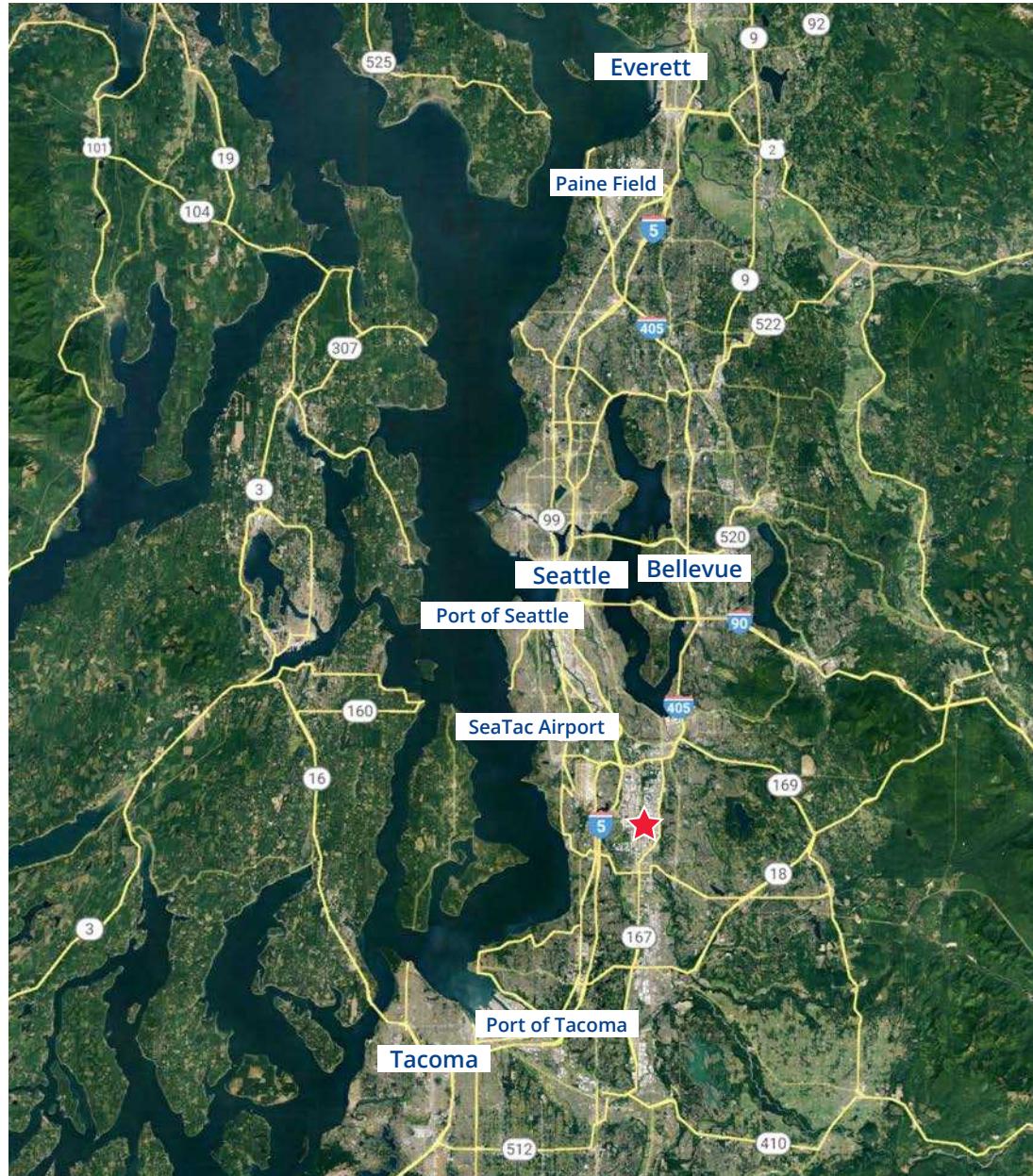
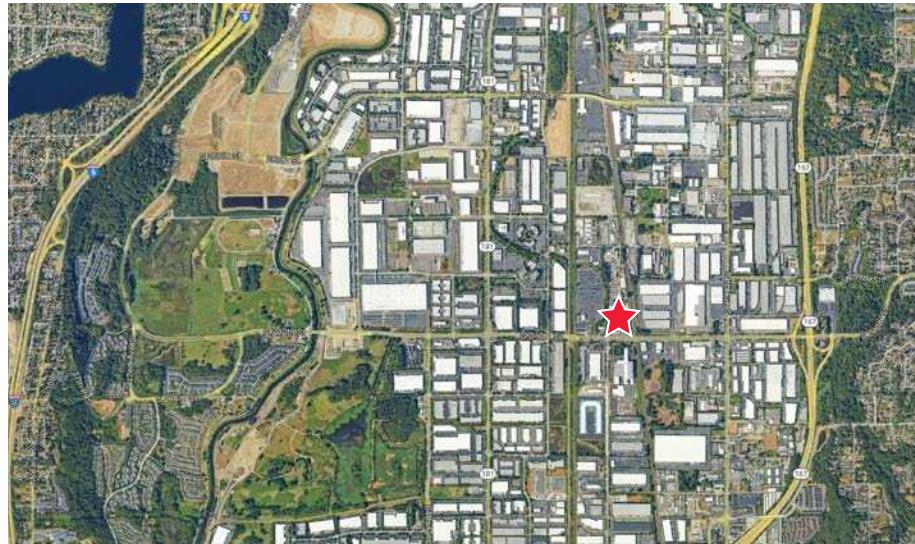
Matt McGregor, SIOR

Vice Chair
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Asking Price:
\$7,250,000

Colliers

Location



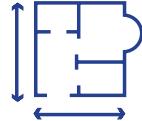
Property Description



Site Area
1.61 AC



Rentable SF
Approx. 29,374 SF



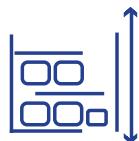
Office SF
Approx. 3,860 SF 1st floor
Approx. 4,284 SF
mezz. storage



Year Built
1990



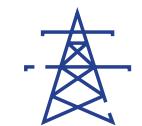
Parcel Number
886700-0116



Clear Height
28' (Per CoStar)



Loading
6 dock-high doors
1 grade-level door



Power
625 amps, 480 volt, 3-phase



Sprinklers
0.4 gpm / 3,000 SF &
0.56 gpm / 3,000 SF



Lighting
T-5



Truck Courts
Approximately 105' - 130'



Parking
27 car stalls

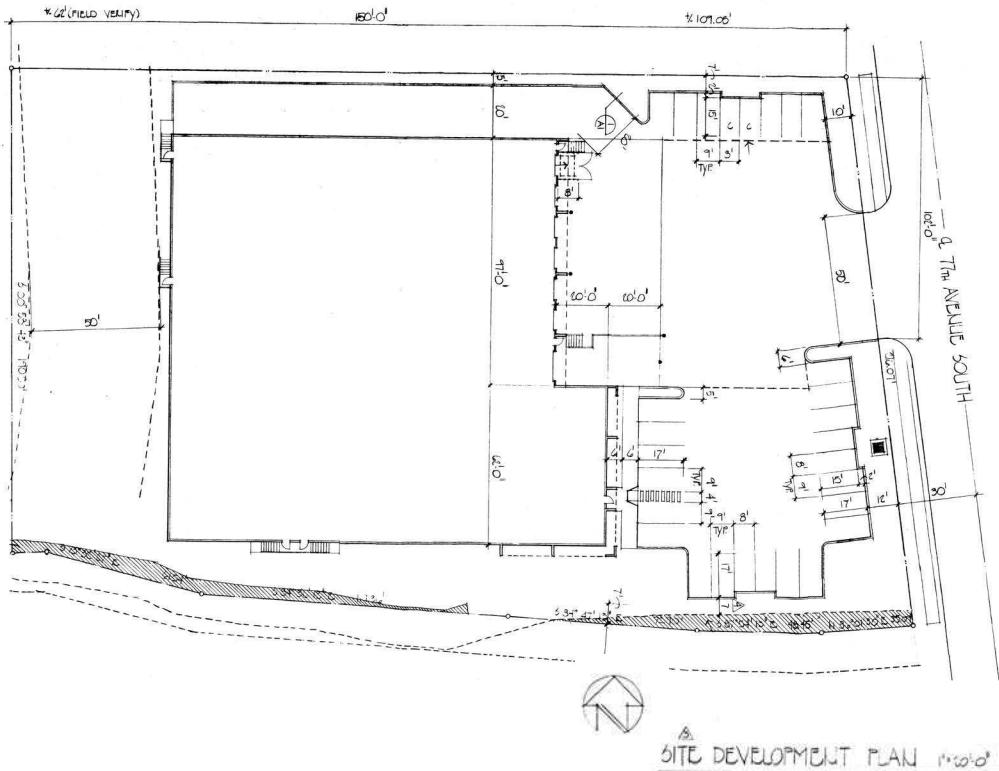
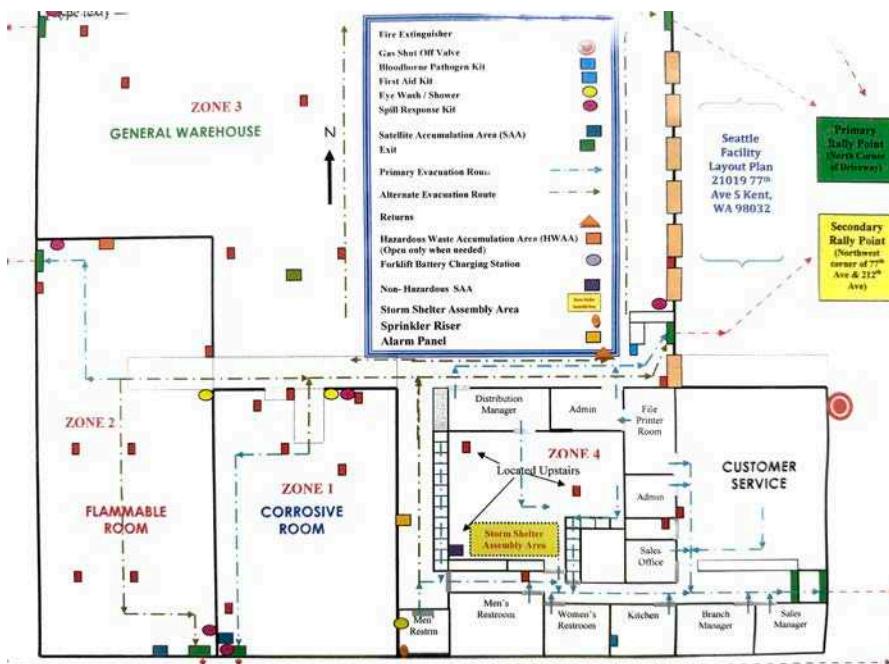


Construction Type
Concrete tilt-up



Zoning
I3 - City of Kent

Site Plan & Building Layout



Aerial Photos



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