



# 1216 6TH AVENUE NORTH

*A 25,764 SF Building Available for Sale in the Heart of Kent's Industrial and Commercial District Ideal for H-Storage and Manufacturing*

1216 6TH AVE N | KENT, WA

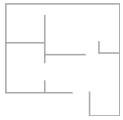
*±25,764 SF*  
TOTAL

*\$6.517M*  
PURCHASE PRICE

*±7,350 SF*  
TOTAL OFFICE SF

*\$253.00*  
PSF PURCHASE PRICE

# PROPERTY HIGHLIGHTS



**1.18 AC SITE**



**±25,764 SF  
GROSS TOTAL**



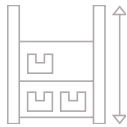
**±7,350 SF TOTAL  
OFFICE ON 2 FLOORS**



**BUILT IN 1979**



**PARCEL NO.  
383090-0220**



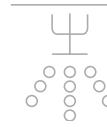
**EAST 14' - WEST 22'  
CLEAR HEIGHT**



**5 GRADE LEVEL  
(3 OVERSIZED)**



**±1200 AMPS,  
480 V, 3-PHASE**



**WET SPRINKLERS**



**WAREHOUSE  
MOTION LED**



**EXTERIOR H-2  
BUILDING (12'X40')**



**45+ CAR STALLS**



**CONCRETE TILT-UP**



**12 CITY OF  
KENT ZONING**



**LABORATORY**



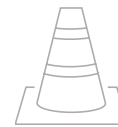
**2 H-3 ROOMS (18'X20')  
2 CONTROL AREAS**



**SECURE, FULLY  
FENCED CAMPUS**



**2021 ROOF &  
HVAC UPDATES**



**PHASE I 2007**



**ALTA SURVEY 2007**

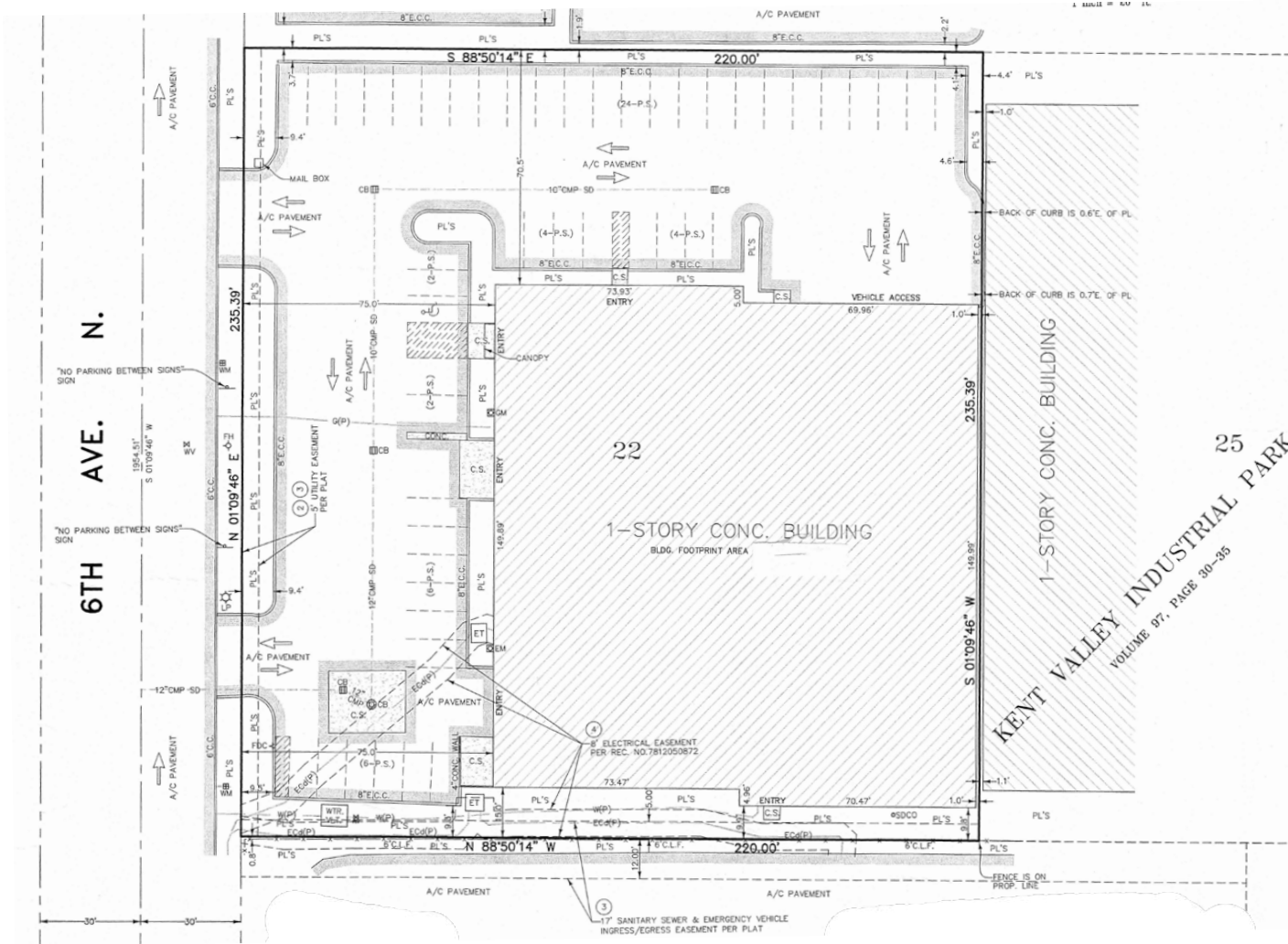
# SITE PLAN

1.18 AC

SITE AVAILABLE

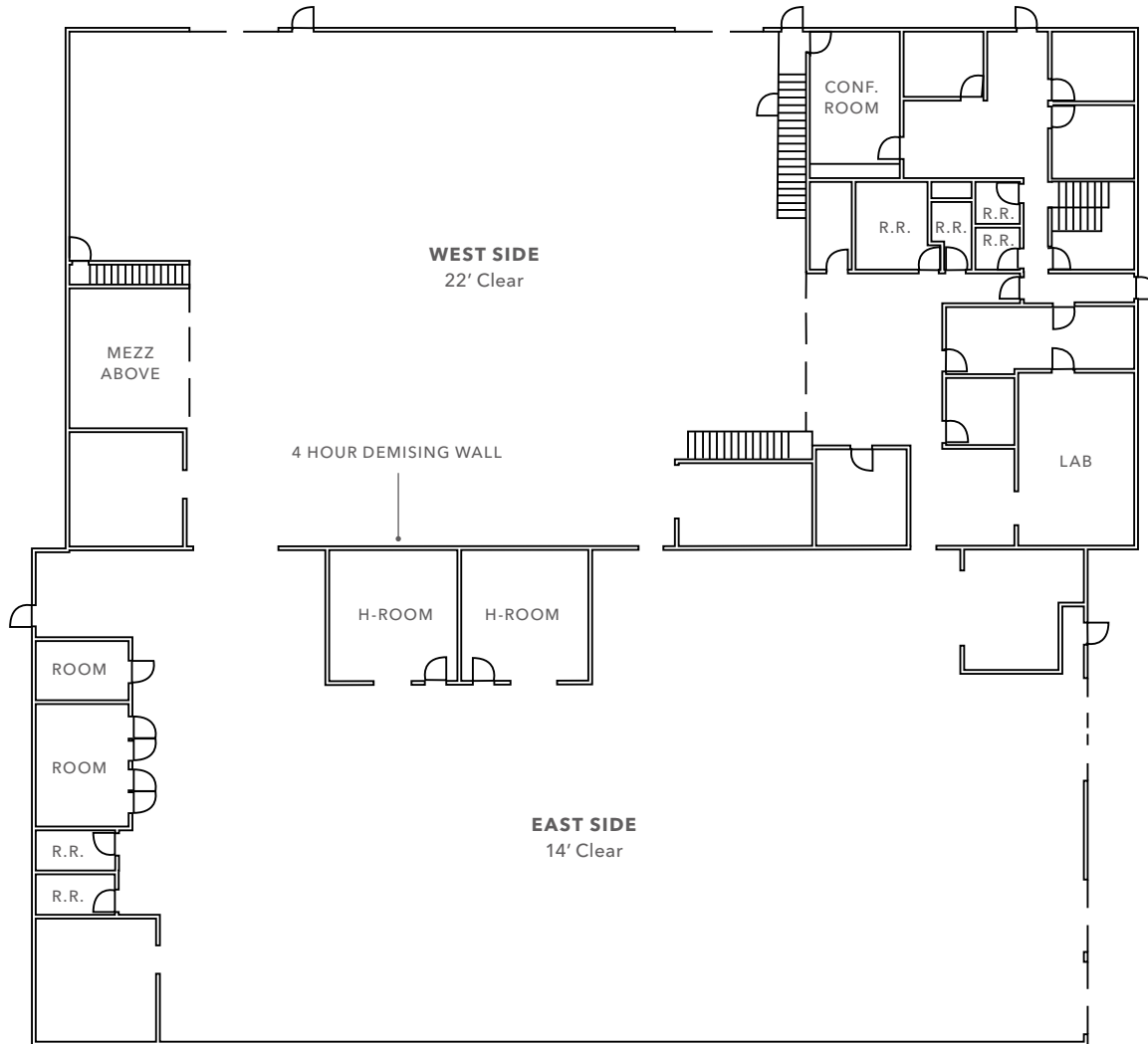
45+

CAR STALLS



# FIRST FLOOR PLAN

***±22,089 SF***  
GROSS FLOOR AREA

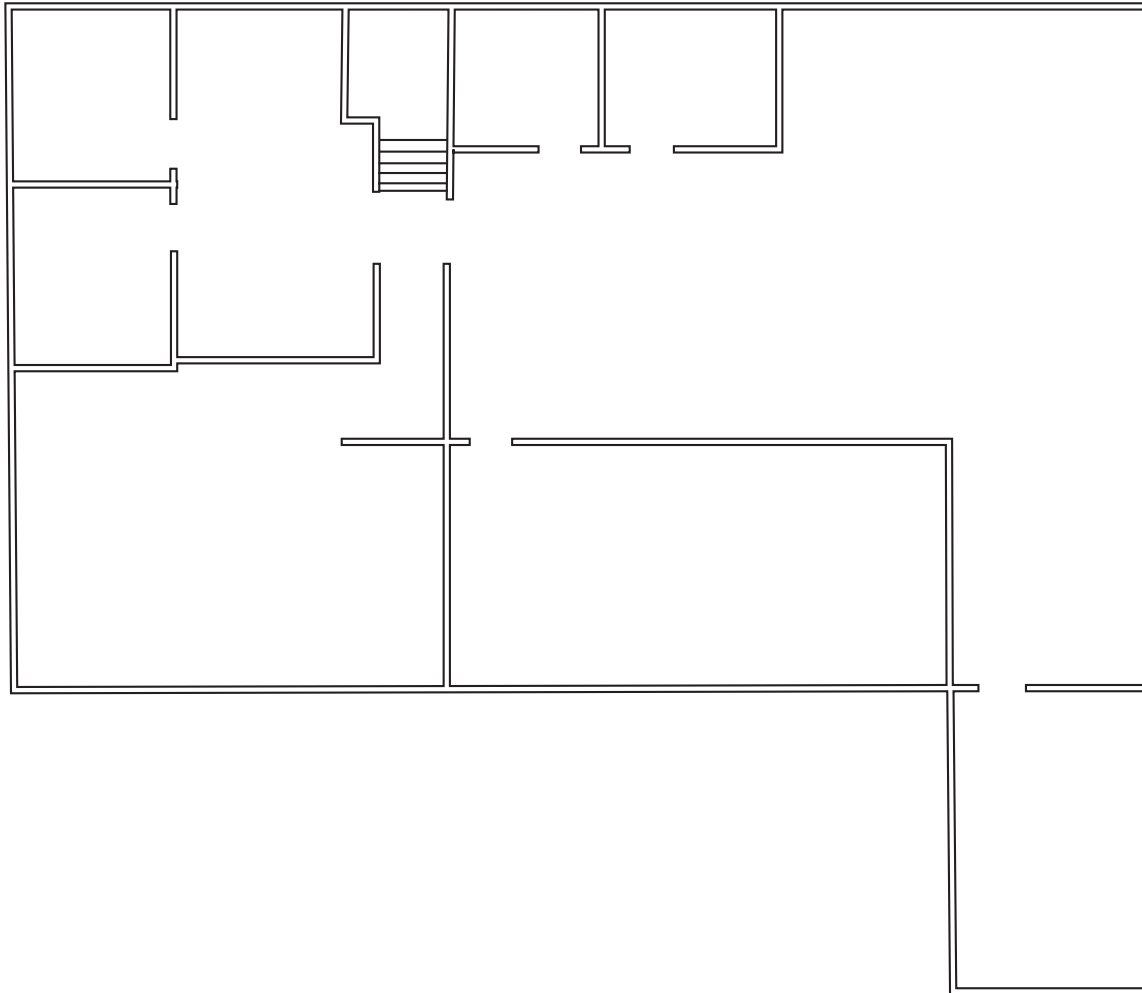


1216 6TH AVE N

## SECOND FLOOR PLAN

*±3,675 SF*

AVAILABLE





East Side



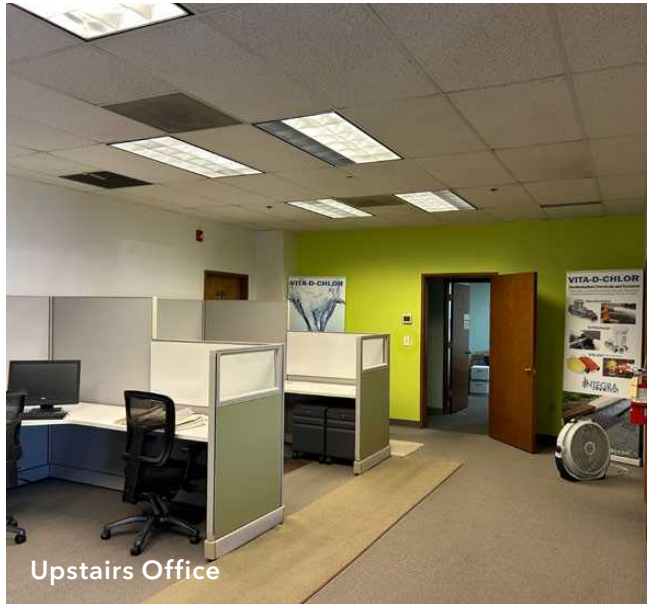
West Side



(2) H-3 Rooms



H-2 Building



Upstairs Office



North Exterior

# HIGHLY- ACCESSIBLE LOCATION

Centrally located in the heart of Kent's industrial and commercial district

Conveniently located near major confluences Interstate 5, Highway 167, and Highway 516

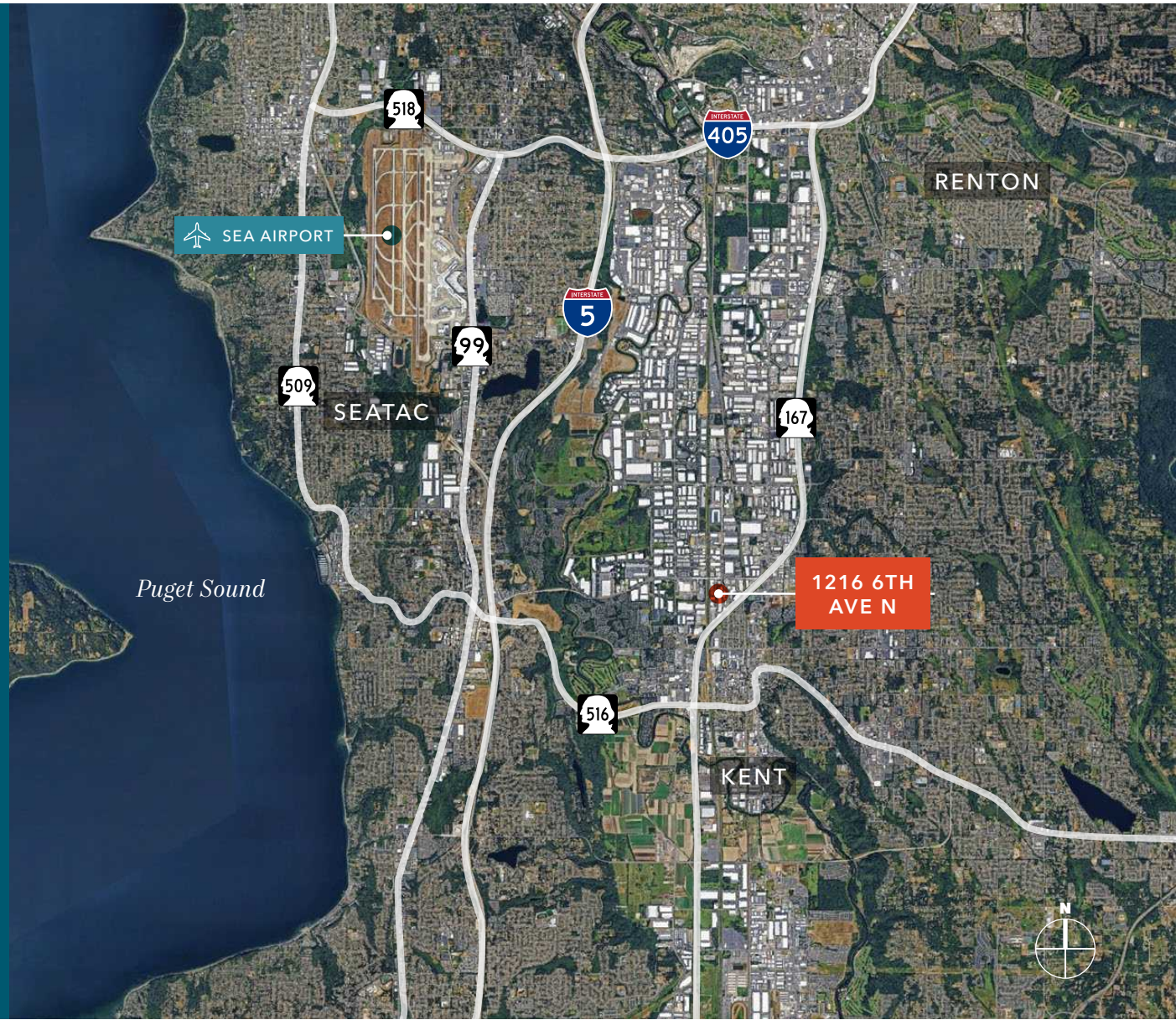
Just minutes from Seattle Tacoma International Airport

**2 MIN**

SR-167

**4 MIN**

SR-516





## 1216 6TH AVENUE NORTH

*For more information on  
this property, please contact*

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**KIDDER.COM**

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