

Seattle/Kent Valley

REGIONAL WAREHOUSE-DISTRIBUTION/ LOGISTICS FACILITY

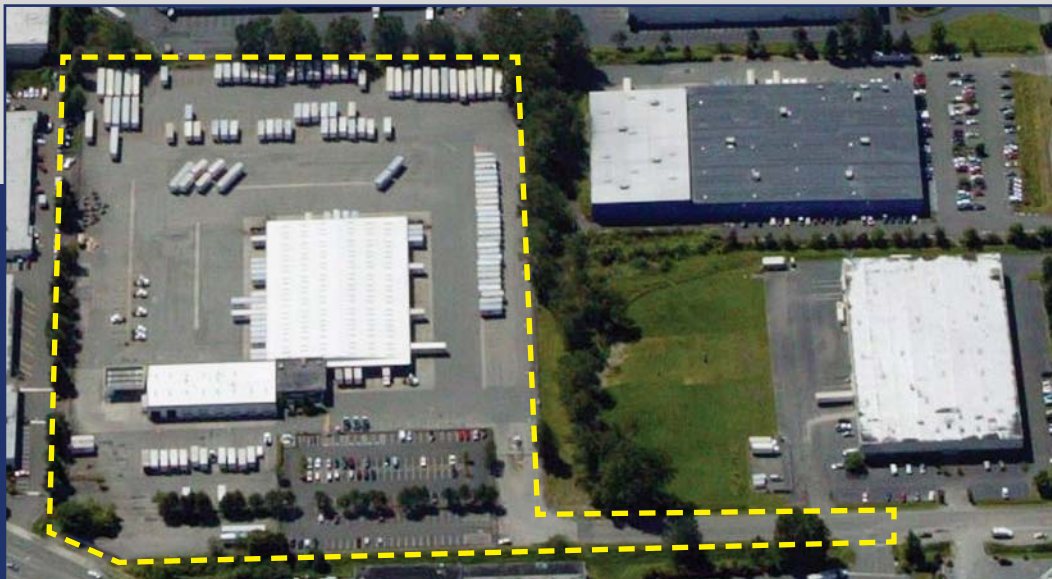
For Sale or Lease

18221 E. Valley Hwy. N.
Kent, WA

The subject property is located in the heart of the Kent Valley Industrial District, midway between the Ports of Seattle and Tacoma. It is ideally situated to serve the entire Puget Sound. Easy access to I-405 and I-5 is via SR 167 and East Valley Hwy.

The property is located near Ikea, Food Services of America, Penske Truck Rental, Associated Energy Systems, Napa Auto Parts, and Technical Molded Plastics.

Call for Sale/Lease Terms

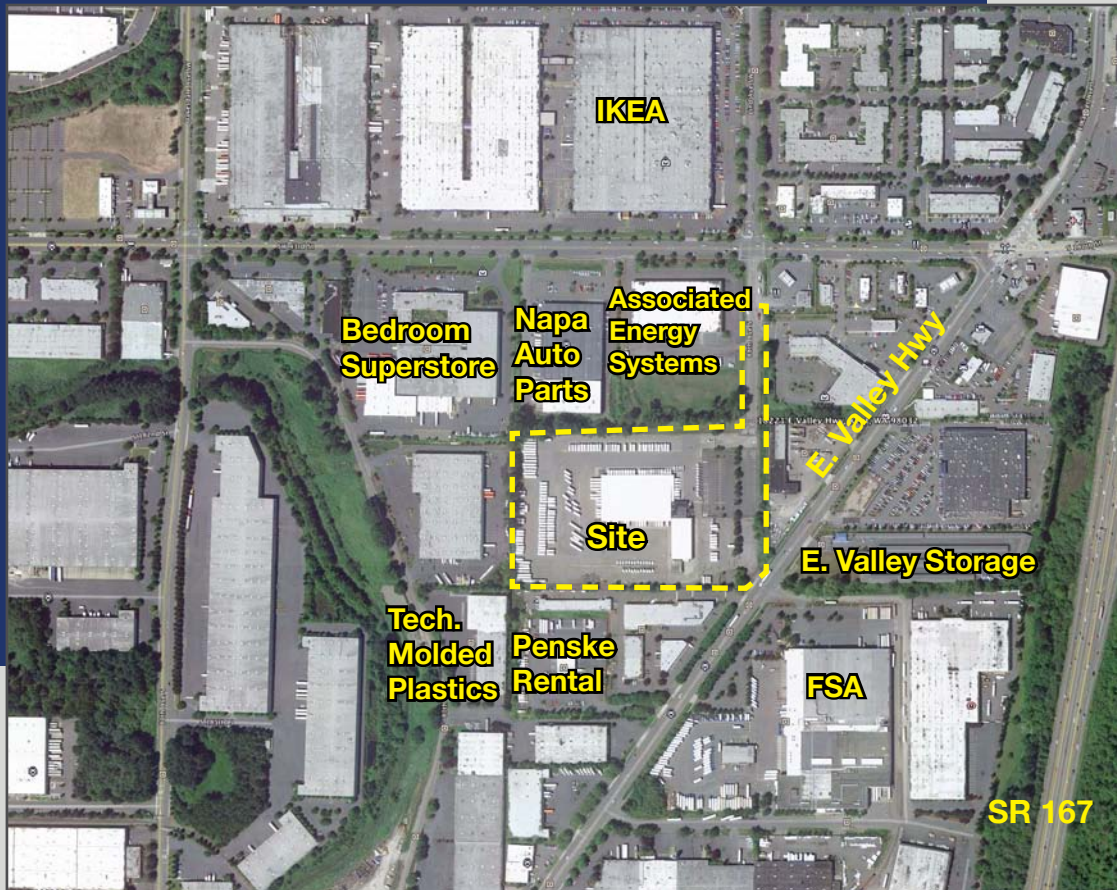


Burr & Temkin

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CBRE

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SITE:

- 15.1± Acres - ±15 Improved
- Asphalt paving
- 12,000 gallon above ground fuel system
- Truck scale
- Backup generator
- Entire site is security fenced
- Separate employee parking lot
- Extensive trailer parking

Distance to:

I-405	2.5± miles
I-5	5.0± miles
Port of Seattle	14± miles
Port of Tacoma	22± miles
SeaTac Airport	8.0± miles

WAREHOUSE:

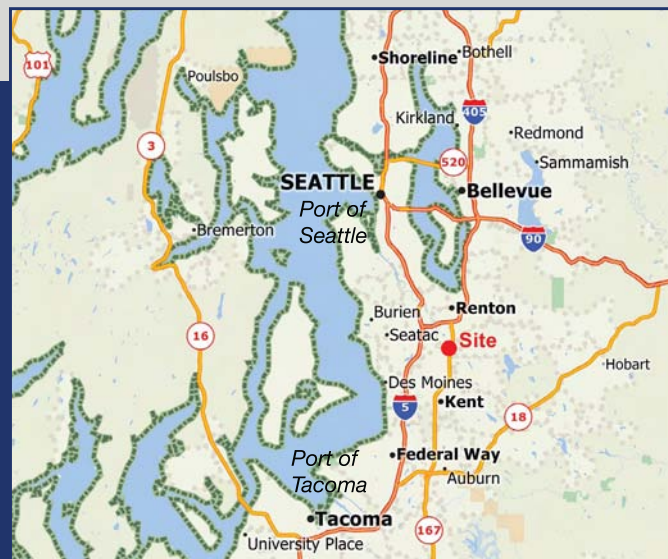
- 42,400± s.f. (160' x 260')
- Pre-Engineered steel construction
- 69 DH loading positions
w/ Edge of dock levelers

OFFICE: 7,192± s.f. - Two story

SHOP: 12,800± s.f. (80' x 160')

- 7 Service bays (5 drive-thru)
- 1 Wash bay (drive-thru)
- Parts storage, service pit, exhaust system, office area

ZONING: "M-2" - City of Kent





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