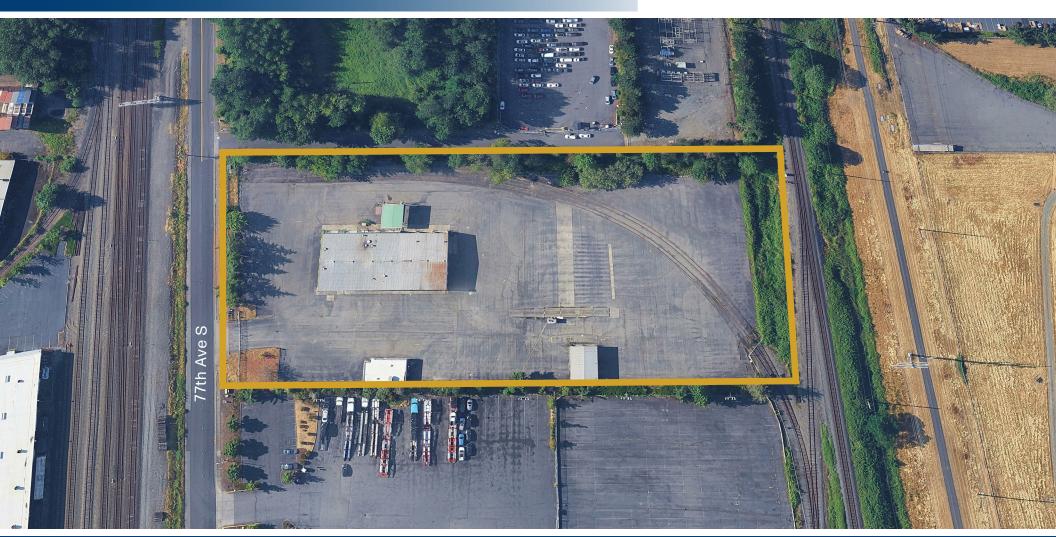
## FOR LEASE 15,177 SF MAINTENANCE FACILITY ON 5.41 ACRES

19929 77th Ave S, Kent, WA



## NEWMARK REALTERM

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# KENT MAINTENANCE FACILITY

### FOR LEASE +/- 5.41 Acres \$0.45 PLF, NNN

# KENT MAINTENANCE FACILITY

#### 19929 77th Ave S, Kent, WA

Building	15,177 Total SF in Two Buildings - Shop Building : 13,845 SF (12,717 SF Shell and 1,128 SF Mezz Office) - Office Building : 1,332 SF
Land Size	5.41 Acres (235,659.6 SF)
Clear Height	24'
Loading	5 Drive Through Bays (2 enclosed) 7 Roll-up GL Doors
Zoning	13

### **PROPERTY** HIGHLIGHTS

- Rare 5.41 acre opportunity at Kent's 50-yard line with rare heavy industrial zoning (I3)
- Rapid access to SR 167 & I-5 via 212th Street
- Rail service possible (Union Pacific)
- Existing truck scale
- Fully paved, fenced, lit, and secured with an automatic gate
- Fully equipped maintenance building with shop office
- Stand-alone office building
- Significant site improvements in progress



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