

**FOR LEASE**

**15,177 SF MAINTENANCE  
FACILITY ON 5.41 ACRES**

# KENT MAINTENANCE FACILITY

19929 77th Ave S, Kent, WA



**NEWMARK REALTERM**

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## +/- 5.41 Acres

### \$0.45 PLF, NNN

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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	I3

## 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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## DRIVE TIMES

SR-167	4 MIN - 1.5 MILES
I-5	11 MIN - 5.1 MILES
I-405	12 MIN - 6.1 MILES
PORT OF SEATTLE	26 MIN - 18.1 MILES
PORT OF TACOMA	28 MIN - 20.4 MILES

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