








FOR LEASE

20009 85th Ave South
Kent, WA 98031

Building B



Property Features

-  Over 1.4 MSF with flexible configurations
-  Strategically located with direct access to WA-167 (1 mile), I-5 (3 miles), and I-405 (4 miles)
-  Superior dock-high and grade-level heavy loading
-  Located in Kent Valley Submarket
-  24' Clear Height
-  M2 Zoning (City of Kent)
-  Rail Served by Burlington Northern



Owned By

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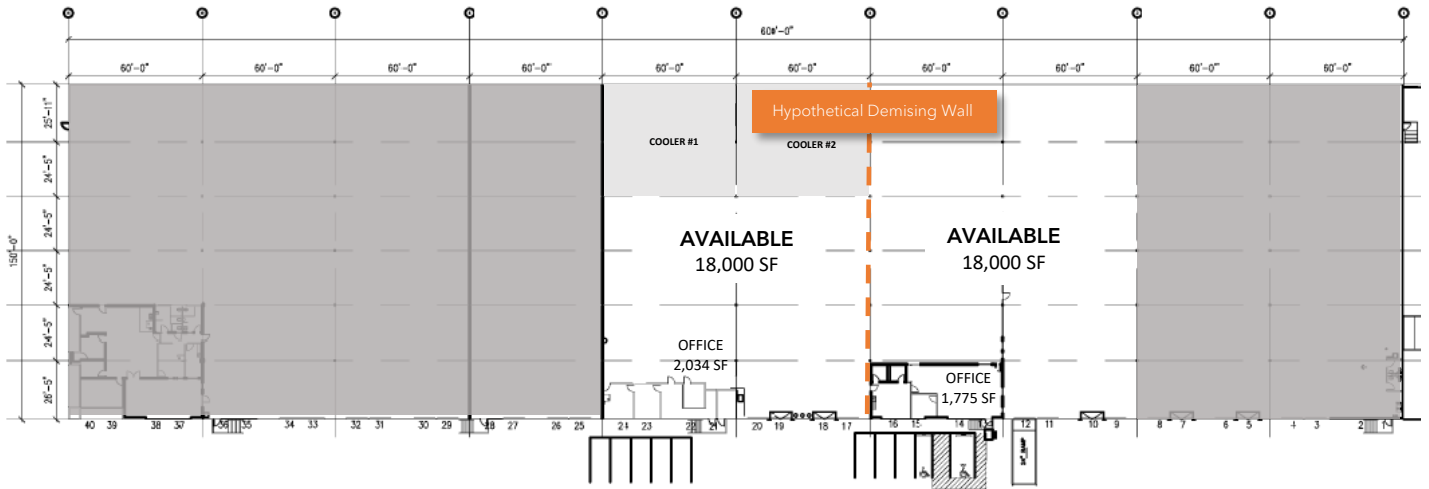
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 **CUSHMAN & WAKEFIELD**

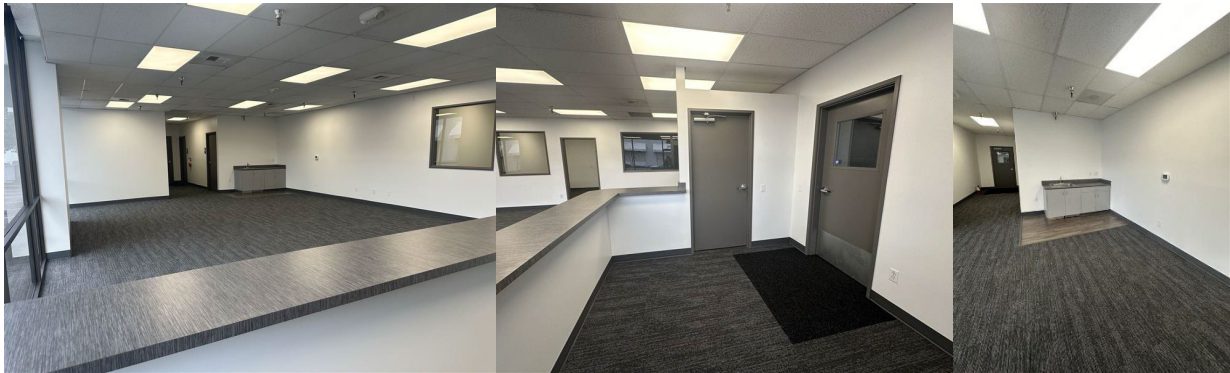
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Floor Plan

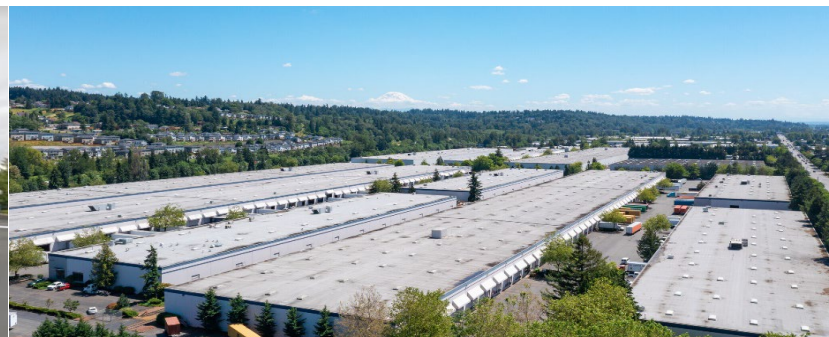


Office Improvements



Property Specifications

- » Space Available: 18,000 SF – 36,000 SF
- » Office Space: 1,775 SF – 3,809 SF
- » Cooler Space: ±6,500 SF (Optional)
- » Dock High Doors: 3 – 7 dock high (9' 8" x 10')
- » Ramp Doors: 1 ramped door
- » Clear Height: 24'
- » Lighting: LED Motion Sensors
- » Column Spacing: 60' x 25'
- » Improvements: Brand new office finishes including carpet/paint and LEDs throughout space
- » Configuration: The property supports both heavy logistics and manufacturing users in order to accommodate a variety of business needs.



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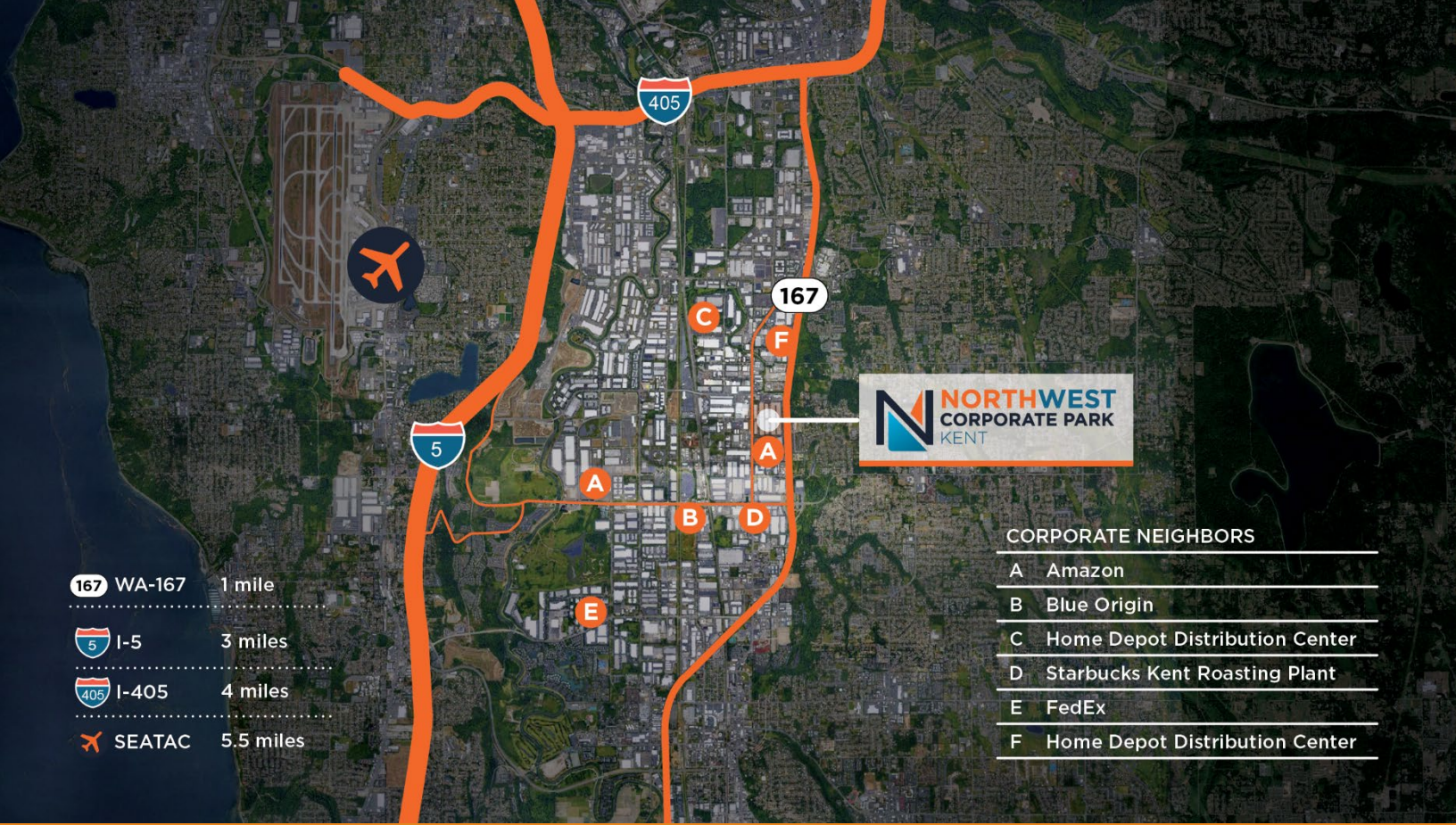
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-  WA-167 1 mile

-  I-5 3 miles

-  I-405 4 miles

-  SEATAC 5.5 miles

CORPORATE NEIGHBORS

- **A** Amazon
- **B** Blue Origin
- **C** Home Depot Distribution Center
- **D** Starbucks Kent Roasting Plant
- **E** FedEx
- **F** Home Depot Distribution Center



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