








**FOR LEASE**

19801-19821 85<sup>th</sup> Ave. South  
Kent, WA 98031

Building A



## Property Features

-  Over 1.7 MSF with flexible configurations
-  Strategically located with direct access to WA-167 (1 mile), I-5 (3miles), 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




[Click to View A Video of the Property](#)

Owned By

**maple**tree

Leasing By

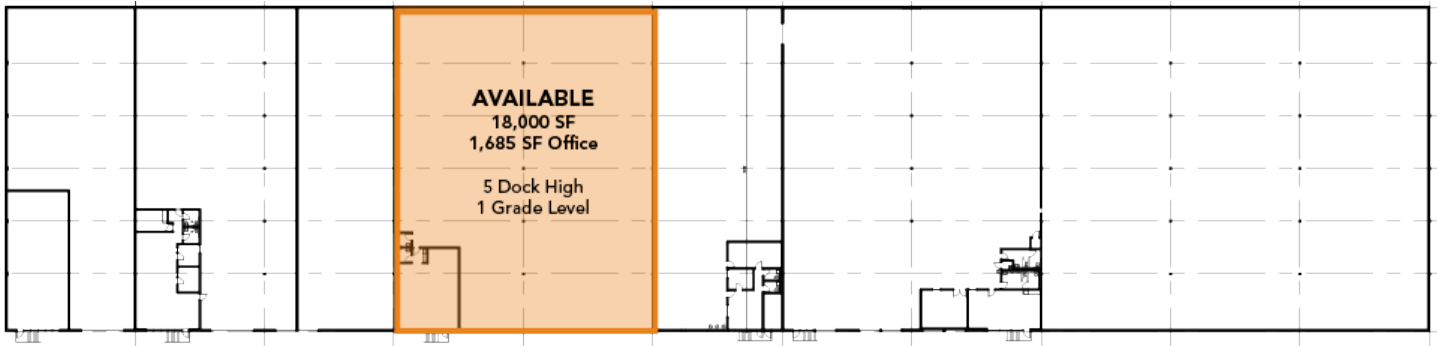
 **CUSHMAN & WAKEFIELD**

Scott Alan, SIOR  
Executive Director  
+1 206 521 0236  
scott.alan@cushwake.com

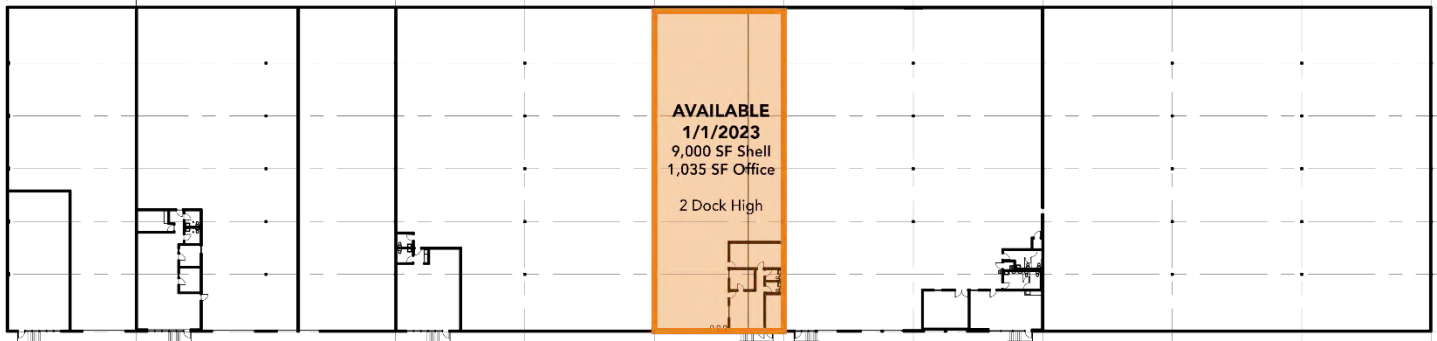
Patrick Mullin  
Executive Director  
+1 206 521 0265  
patrick.mullin@cushwake.com

## Space Availabilities

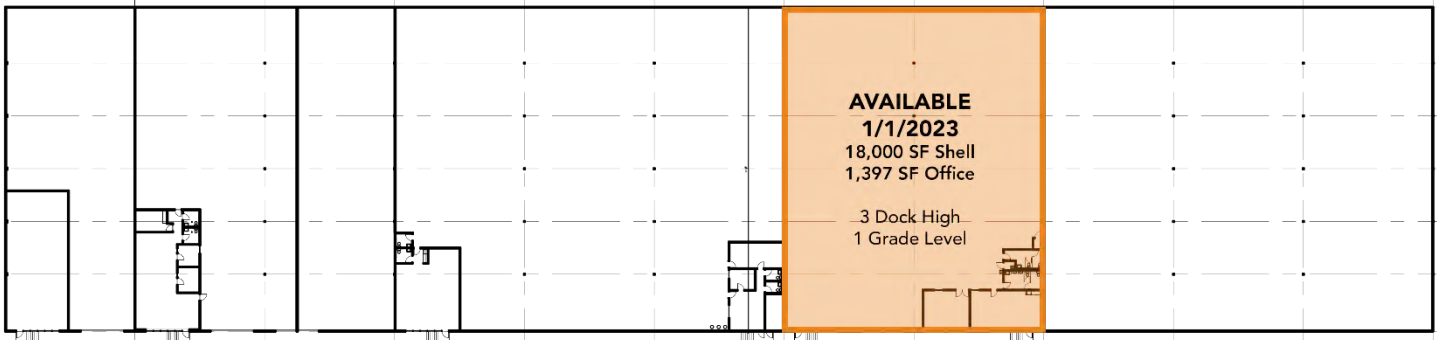
Available Now - 18,000 SF



Available as of 1/1/2023 - 9,000 SF



Available as of 1/1/2023 - 18,000 SF



## Property Specifications

- » Space Available: 9,000 SF – 18,000 SF
- » Office Space: 1,685 SF – 1,397 SF
- » Dock High Doors: 10 with 3 levelers (8' x 9')
- » Drive-In Doors: 2 with ramp (8' x 9')
- » Column Spacing: 60' x 25'
- » Clear Height: 24'
- » Truck Court: 185' (North) and 168' (South)
- » Lighting: T-5 Motion Sensor
- » Configuration: The property supports both heavy logistics and manufacturing users in order to accommodate a variety of business needs.

Owned By

maple<sup>tree</sup>

Leasing By

 CUSHMAN & WAKEFIELD

Scott Alan, SIOR

Executive Director

+1 206 521 0236

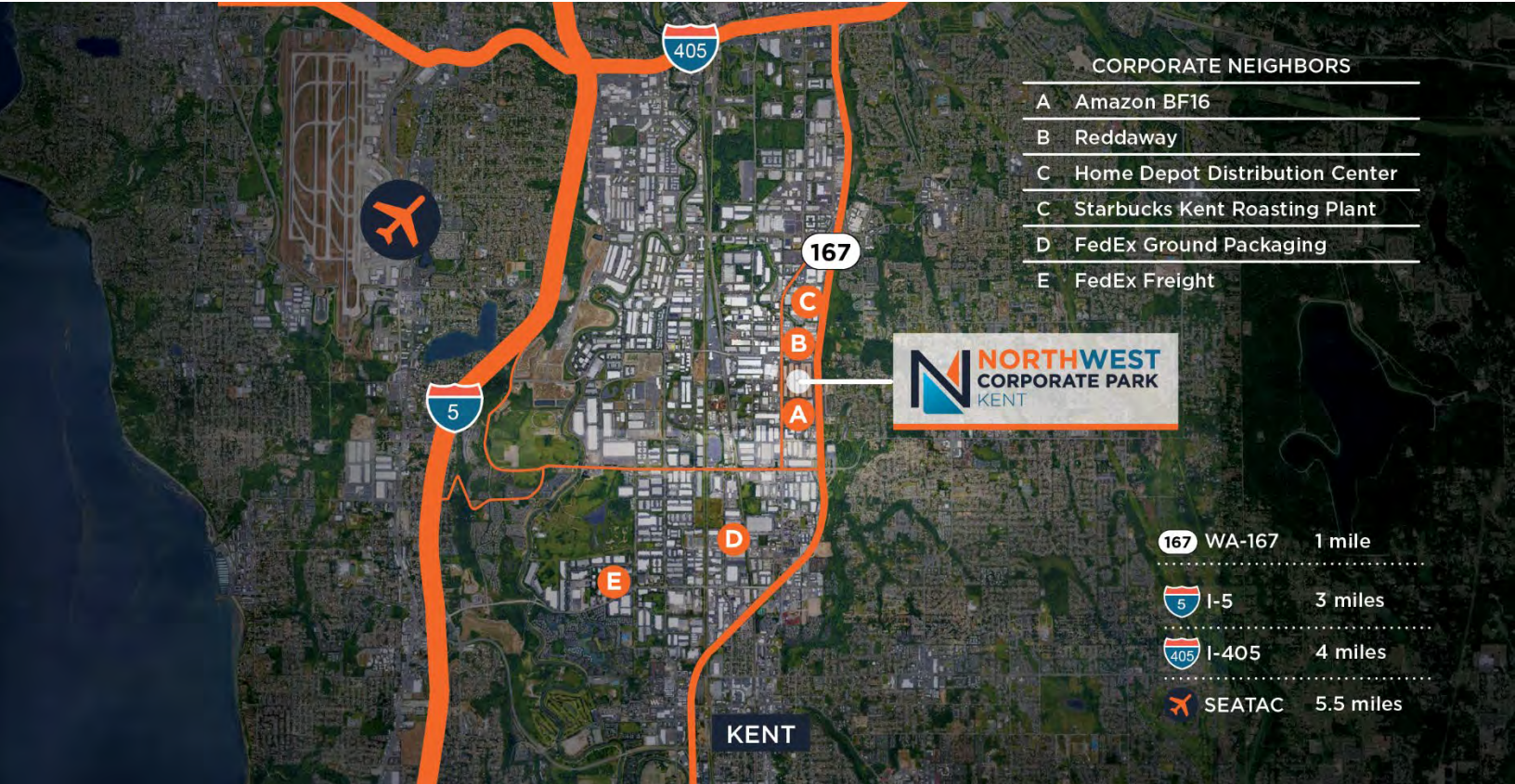
scott.alan@cushwake.com

Patrick Mullin

Executive Director

+1 206 521 0265

patrick.mullin@cushwake.com



**CORPORATE NEIGHBORS**

- A Amazon BF16
- B Reddaway
- C Home Depot Distribution Center
- C Starbucks Kent Roasting Plant
- D FedEx Ground Packaging
- E FedEx Freight



- WA-167 1 mile
- I-5 3 miles
- I-405 4 miles
- SEATAC 5.5 miles



Owned By  
**mapleiree**

Leasing By  
 CUSHMAN & WAKEFIELD

Scott Alan, SIOR  
Executive Director  
+1 206 521 0236  
scott.alan@cushwake.com

Patrick Mullin  
Executive Director  
+1 206 521 0265  
patrick.mullin@cushwake.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.