








**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 (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



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

Owned By

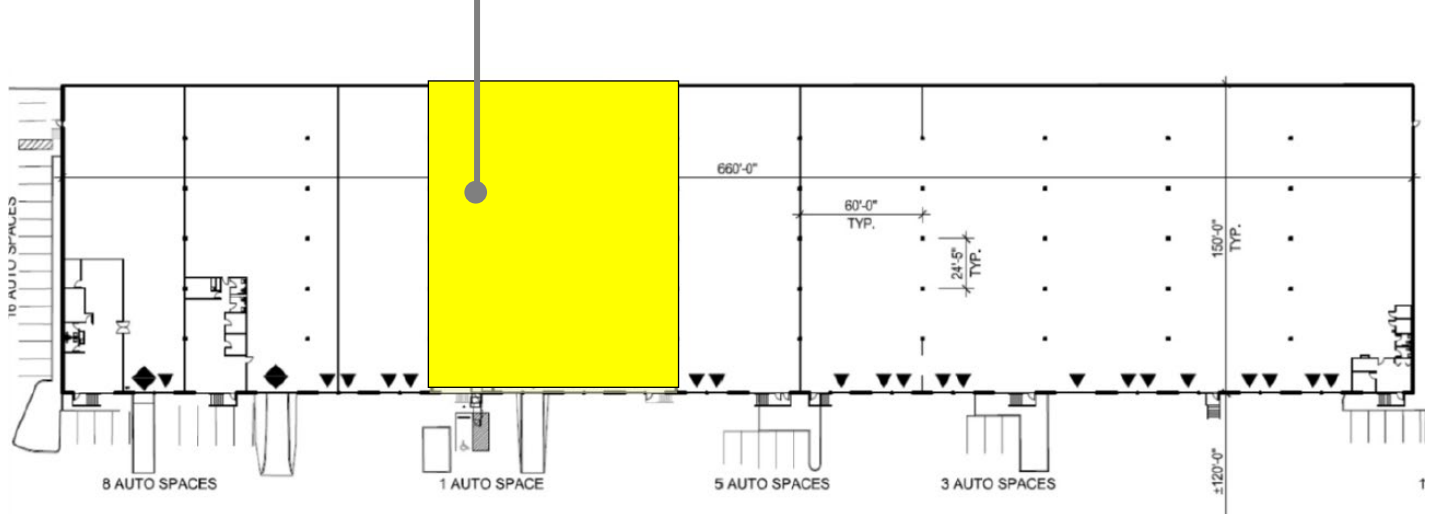
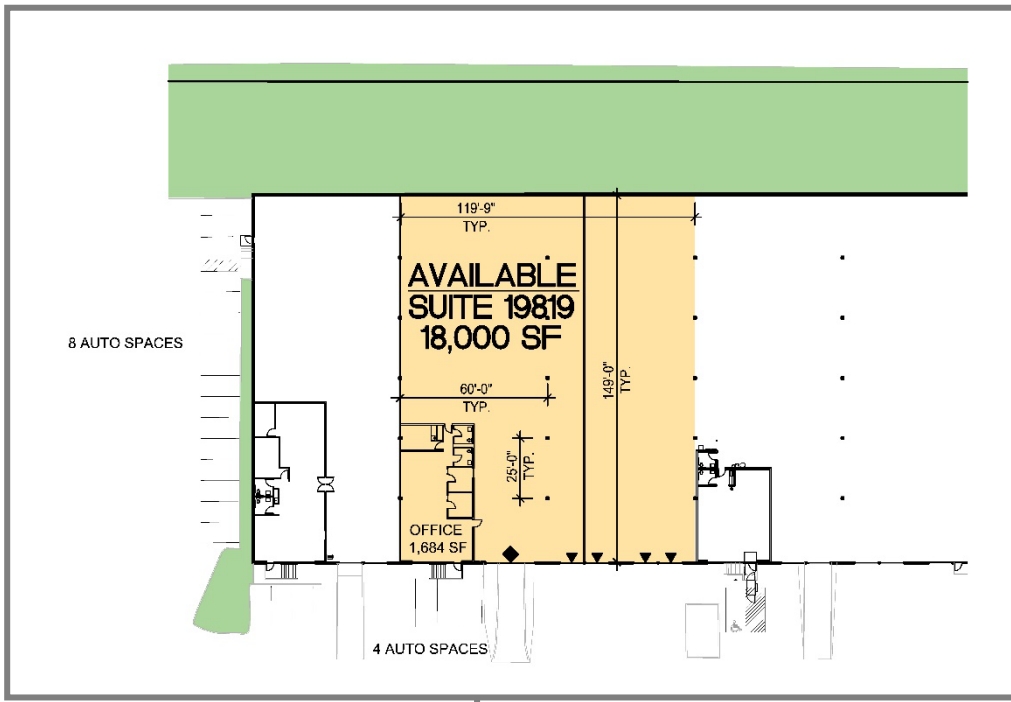
**maple**tree

Leasing By

 **CUSHMAN & WAKEFIELD**

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## Property Specifications

- » Space Available: 18,000 SF
- » Office Space: 1,685 SF
- » Dock High Doors: 5 with 3 levelers (8' x 9')
- » Drive-In Doors: 1 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.

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mapletree

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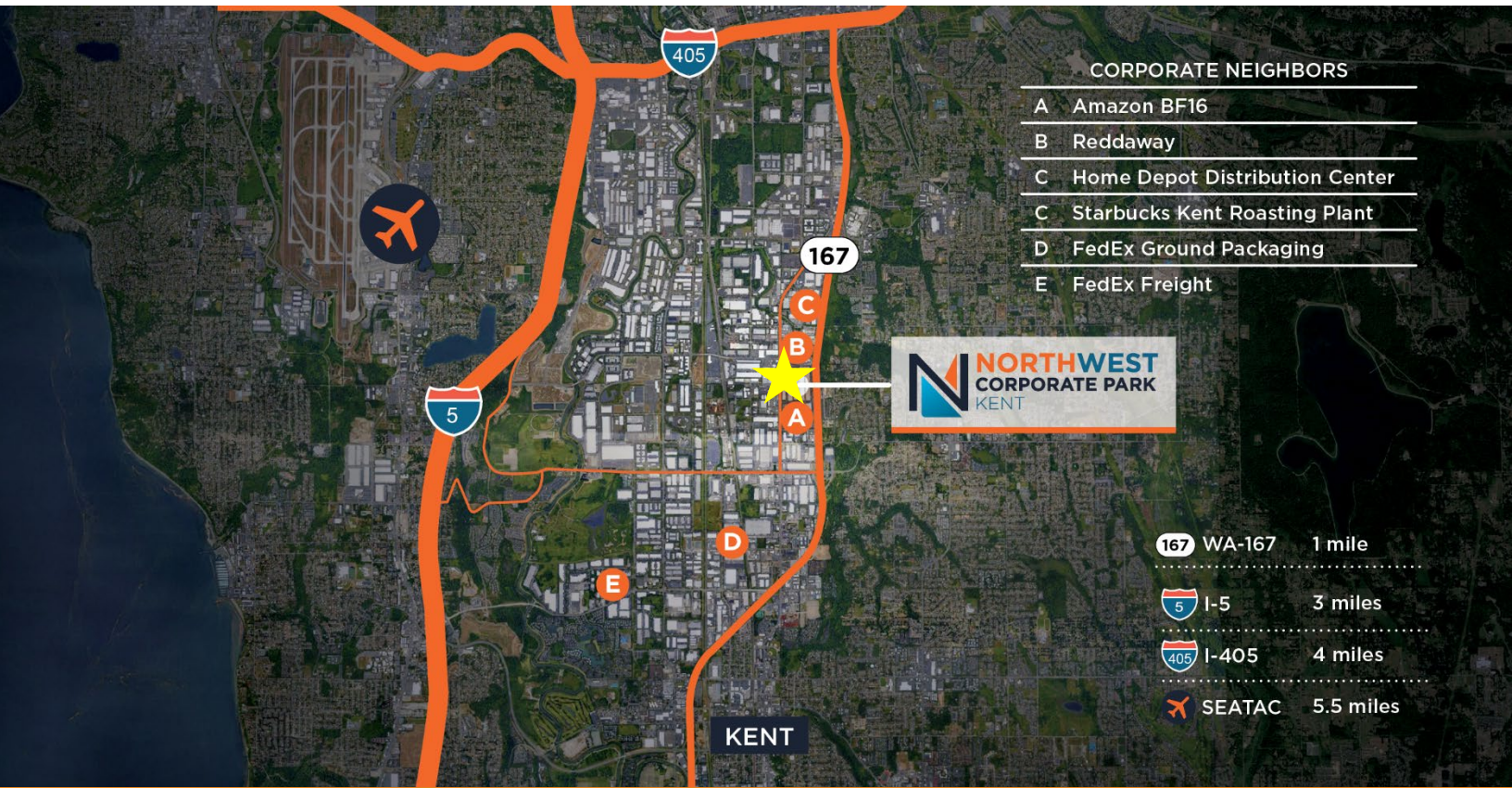
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- CORPORATE NEIGHBORS**
- A Amazon BF16
  - B Reddaway
  - C Home Depot Distribution Center
  - C Starbucks Kent Roasting Plant
  - D FedEx Ground Packaging
  - E FedEx Freight



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



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