

228TH MANUFACTURING CAMPUS

8825-8835 S 228th St, Kent, WA



INDUSTRIAL MANUFACTURING OPPORTUNITY | FOR SALE / LEASE

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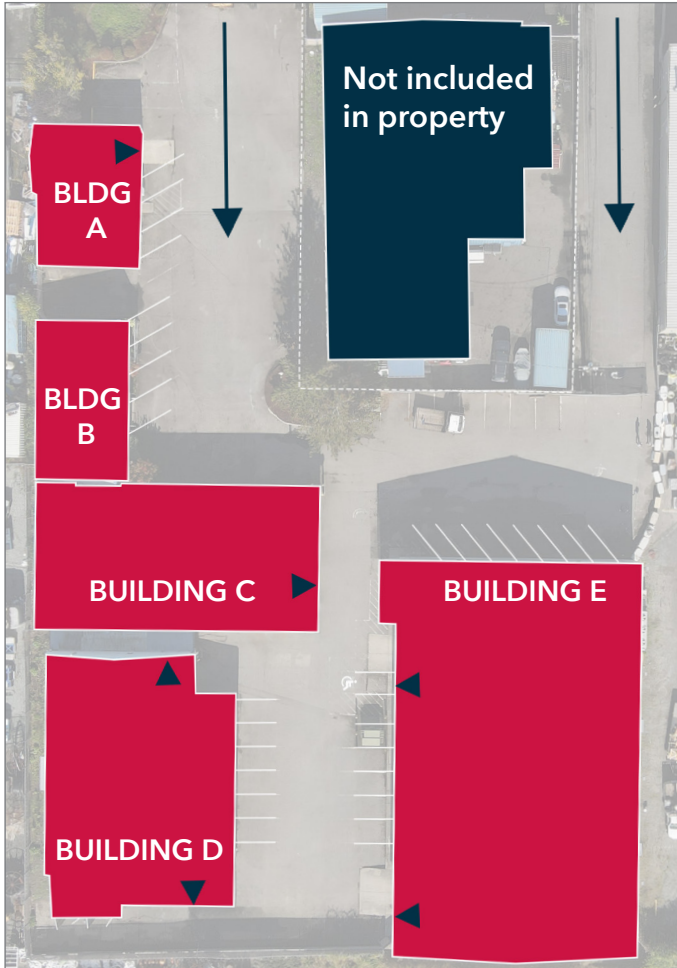
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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION



PROPERTY ADDRESS:

8825-8835 South 228th Street, Kent, WA

BUILDING AREA:

24,543 SF (5 buildings)

YEAR BUILT:

- i. Bldg A - 1979
- ii. Bldg B - 1969
- iii. Bldg C - 1969
- iv. Bldg D - 1970's, Renovated 2013
- v. Bldg E - 2005, Renovated 2024

PARCEL NUMBERS:

1822059266 & 1822059273

LEASE RATE:

Contact Broker for rates

AVAILABLE:

Immediately

FEATURES:

- 5-Building campus offering various use capabilities including manufacturing, distribution, assembly, storage, office etc.
- Fully fenced with two gated entrances

↖ ↗ **1.31 AC**
↙ ↘ Lot Size

 **CM-1**
Zoning

PROPERTY AERIAL



BUILDING

A



| | |
|---------------------------|--|
| SQUARE FEET: | ± 1,596 SF |
| CLEAR HEIGHT: | ± 10' 4" |
| ELECTRICAL: | 400 AMP 3 PH 120/208 V |
| AIR LINES: | 3/4" iron pipe line throughout entire building |
| CONSTRUCTION TYPE: | Metal |
| YEAR BUILT: | 1979 |
| LOADING: | One Grade Level Roll-Up |



BUILDING B



| | |
|---------------------------|-------------------------------|
| SQUARE FEET: | ± 1,680 SF |
| CLEAR HEIGHT: | N/A |
| CONSTRUCTION TYPE: | Wood Framed |
| YEAR BUILT: | 1969 |
| LOADING: | No loading doors (office use) |



BUILDING C



| | |
|---------------------------|------------------------------|
| SQUARE FEET: | ± 5,205 SF |
| CLEAR HEIGHT: | ± 8' 10" |
| ELECTRICAL: | 800 AMP 3 PH 120/208 V |
| CONSTRUCTION TYPE: | Wood Framed |
| YEAR BUILT: | 1969 |
| LOADING: | One grade level roll-up door |



BUILDING D



| | |
|---------------------------|-------------------------------------|
| SQUARE FEET: | ± 5,887 SF |
| CLEAR HEIGHT: | ± 11' 7" |
| ELECTRICAL: | 800 AMP 3 PH 120/208 V Main Service |
| CONSTRUCTION TYPE: | Wood framed |
| YEAR BUILT: | 1970's |
| LOADING: | Two grade level roll-up doors |



BUILDING E



| | |
|---------------------------|---|
| SQUARE FEET: | 12,349 SF (1,700 SF office) plus 1,700 SF mezzanine |
| CLEAR HEIGHT: | 16' 3" - 22' 6" |
| ELECTRICAL: | 1600 AMP 3 PH 277/480 V Main Service |
| AIR LINES: | 3/4" iron pipe main line feeds entire building |
| SPRINKLERS: | Fully sprinklered |
| CONSTRUCTION TYPE: | Metal |
| HVAC: | 15000 cfm MAU with 9000 cfm manually controlled exhaust with 12000 cfm of cross ventilation, manually controlled with make-up louvers Additional HVAC throughout |
| YEAR BUILT: | 2005 |
| LOADING: | Two grade level roll-up doors on west elevation |



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