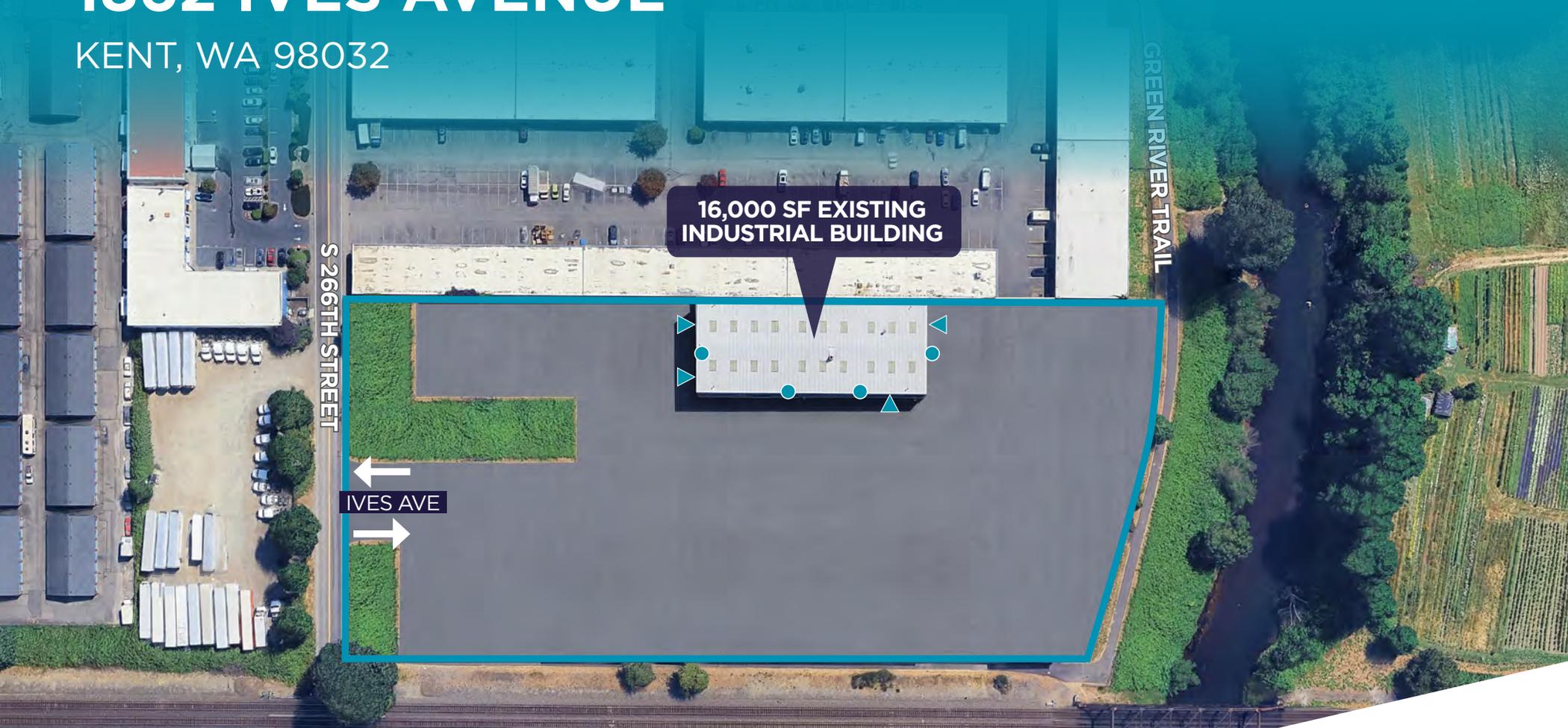


225,918 SF (5.19 ACRES) FOR LEASE

1862 IVES AVENUE

KENT, WA 98032



16,000 SF EXISTING INDUSTRIAL BUILDING

S 266TH STREET

IVES AVE

GREEN RIVER TRAIL

- = EXTERIOR LIGHTING
- ▲ = GRADE LEVEL DOORS

*CONCEPTUAL SITE PLAN



FOR LEASE | PLANNED LANDLORD DELIVERY CONDITIONS



Total Rentable SF: 225,918 SF (5.19 Acres)

Landlord Planned Work:

New fence
New exterior lights
Newly paved yard

Specs of Remaining Bldg:

16,000 SF Building Total

- 20' clear under hook
- Two (2) 14' x 16' Grade Doors
- Two (2) 10' x 12' Grade Doors
- One (1) 10-Ton Rail Crane
- One (1) 5-Ton Rail Crane

Lease Rate:

\$0.35/PLF, NNN

Paved Yard:

Approximately 2.65 acres
(upon completion of landlord work)

Parcel Number:

3462800190

Year Built:

1968

Zoning & Use:

CM (Commercial Manufacturing)

Industrial Outdoor Storage
(Truck yard, contractor yard, etc.)
is allowed by right.

FOR LEASE | PROPERTY AS-IS



Total Rentable SF: 225,918 SF
(5.19 ACRES)

Total Building SF: 64,500 SF

Building A: 3,500 SF
(with yard)

Building B: 16,000 SF
(with rail cranes)

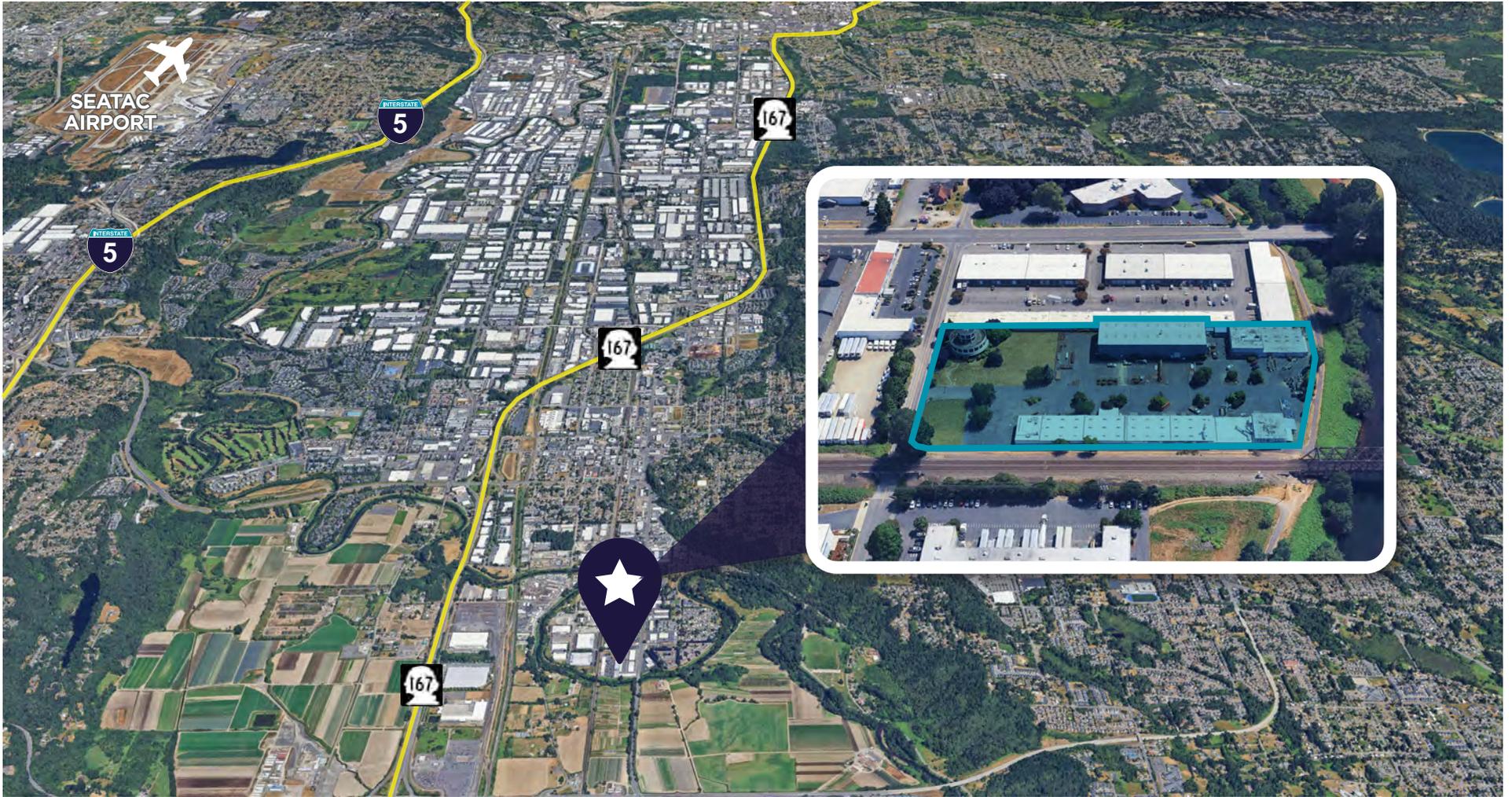
Building C: 15,600 SF
(industrial shop)

Building D: 29,400 SF
(4,000 SF office)

Lease Rate: \$0.30/PLF, NNN

Potential Uses: Manufacturing, assembly & fabrication, warehousing and distribution, multiple auto, storage and other industrial uses.

LOCATION



4 MILES

CITY OF
AUBURN

8.5 MILES

SEATAC
AIRPORT

16 MILES

PORT OF
TACOMA

20 MILES

DOWNTOWN
BELLEVUE

22 MILES

PORT OF
SEATTLE



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