

Offering Memorandum

1002 Central Ave N, Kent, WA

OWNER-USER RETAIL / INDUSTRIAL PROPERTY

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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to exclusively offer for sale 1002 Central Avenue North in Kent, Washington. The approximately 6,838-square-foot freestanding retail and industrial property combines office, showroom, shop and storage space with an apartment located above the warehouse on the mezzanine level. The flexible configuration is well suited for an owner-user seeking a visible Central Avenue location.

The property is further distinguished by an approximately 26,229-square-foot gated and fenced yard, providing substantial room for equipment, vehicle, material and contractor storage. This excess yard component is difficult to replicate along established commercial corridors and adds meaningful operational and underlying land value for users requiring secure outdoor space.



2,600,000

TOTAL BUILDING SIZE	6,838 SF*
WAREHOUSE	3,254 SF
OFFICE/SHOWROOM	2,384 SF
MEZZ/APARTMENT	1,210 SF
SITE AREA	0.76 AC / 33,190 SF
YEAR BUILT	1975
LOADING	One 12' GL Door
CEILING HEIGHT	Approx 22'
ZONING	GC, Kent - View Land-Use Table

*Buyer to confirm square footage



Investment Highlights

+ OWNER-USER READY

A freestanding and immediately functional property combining showroom, office, shop, storage and secure yard area in one Central Avenue location. The layout can support a wide range of businesses seeking operational control and long-term occupancy stability.

+ SIGNIFICANT EXCESS YARD VALUE

The approximately 26,229-square-foot gated and fenced yard offers valuable space for fleet parking, equipment, materials and outdoor storage. Large secure yards are increasingly difficult to find along established commercial corridors, giving the site a meaningful competitive advantage.

+ VERSATILE OFFICE, SHOWROOM AND SHOP CONFIGURATION

The first floor includes approximately 2,384 square feet of showroom / office and 3,254 square feet of shop and storage space, allowing customer-facing and operational functions to work efficiently from the same facility.

+ CENTRAL AVENUE EXPOSURE

Prominent frontage along Central Avenue North provides visibility and convenient access to downtown Kent, SR 167 and the broader Kent Valley business and employment base.

+ FLEXIBLE COMMERCIAL USE POTENTIAL

The reported commercial zoning and existing improvements may accommodate uses such as contractor offices and yards, equipment rental, vehicle sales, showroom or retail operations, service businesses, and related storage uses, subject to City of Kent confirmation and applicable development conditions.



Nearby Amenities



Kent Station

Green River
College - Kent

Kent City Hall

King County Regional
Justice Center



911 Driving
School

PriceCo
SAVE MONEY • SAVE LIVES

KENT STATION

UW Medicine



AMC
THEATRES

T-Mobile



FedEx



B|E|C|U

1002 Central Ave N





Private Office



Breakroom



Showroom



Warehouse



Apartment



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KENT, WA

EXCLUSIVELY LISTED BY:

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