

# RIVERBEND INDUSTRIAL CENTER

19241 62<sup>ND</sup> AVE S | KENT, WA 98032



**20,082 SF TOTAL**

**AVAILABLE NOW**

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# RIVERBEND INDUSTRIAL CENTER

20,082 SF total

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8,564 SF of office (2,952 SF mezzanine office)

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11,518 SF of warehouse

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Freestanding high image industrial flex building

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Cool industrial tech office space with high ceilings

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16.5' - 19.5' clear height in warehouse and well insulated

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This warehouse is clear span without columns, which offers a tenant more flexibility in their efficient warehouse usage

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Three (3) dock high doors and one (1) grade level door

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200 amps of 480/277 volt 3-phase and 200 amps of 120/208 volt electrical power

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Excellent north Kent location with access to all major freeways

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Rental rate of \$0.75 SF/Mo Shell, plus \$0.90 SF/Mo for 1<sup>st</sup> floor office & \$1.00 SF/Mo for mezzanine office (\$20,850 Mo, NNN)





# AERIAL



**RIVERBEND  
INDUSTRIAL CENTER**

Edge Community Center & Ball Fields

Motel 6 Seattle, WA - Sea-Tac Airport South

Bow Lake Recycling & Transfer Station

Briscoe Park

Green River

Zonar Systems, Inc

Certifit Auto Body Parts

Granite & Marble Specialties

SeaTac Municipal Court

Metropolitan Gymnastics

Macrina Bakery & Cafe

Grand JK Cabinetry

Myo Tronics Inc

West Valley Business Park

January Company

Hydroplane & Race Boat Museum

Performance Home Medical

First Call Plus

Walker Business Plaza

Iron Mountain Kent

IBEW Local 46

Manheim Seattler Auto Auction

Three Friends Fishing Hole Park

Boeing Employees Tennis Club

Papé Machinery Construction & Forestry

S 200th St

200th St

S 196th St

S 196th St

PERFORMANCE TOOL - Wilmar Corporation

Columbia Distributing

Boeing 18-61 Building

Chevron

Umpqua Bank

Puget Sound Supply Headq

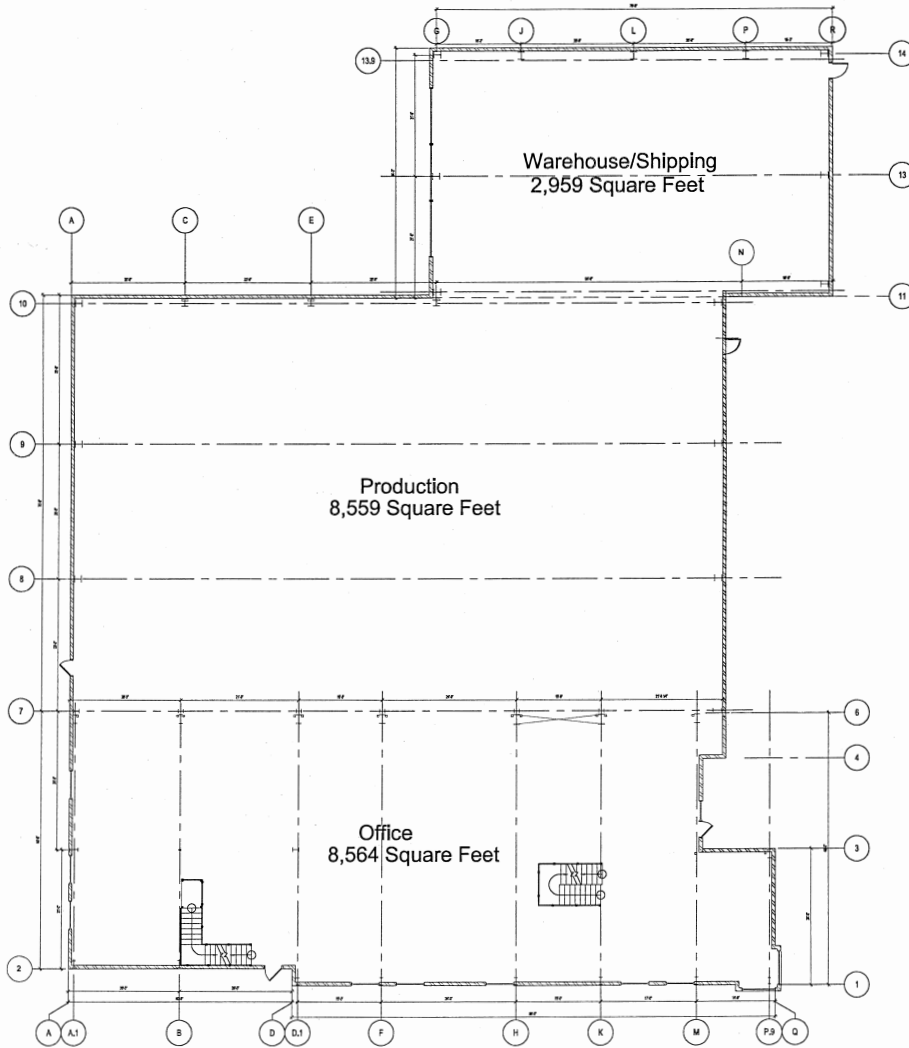
BFI5 Amazon Distribution Center

Carpenters Specialty Training

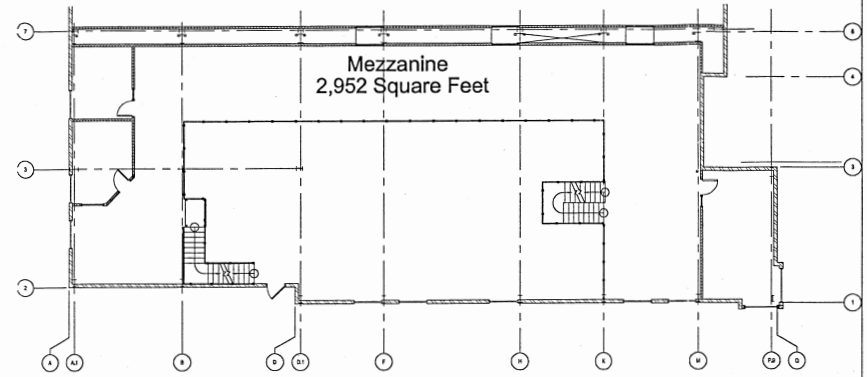
Mutual Materials / Manufacturing Facility



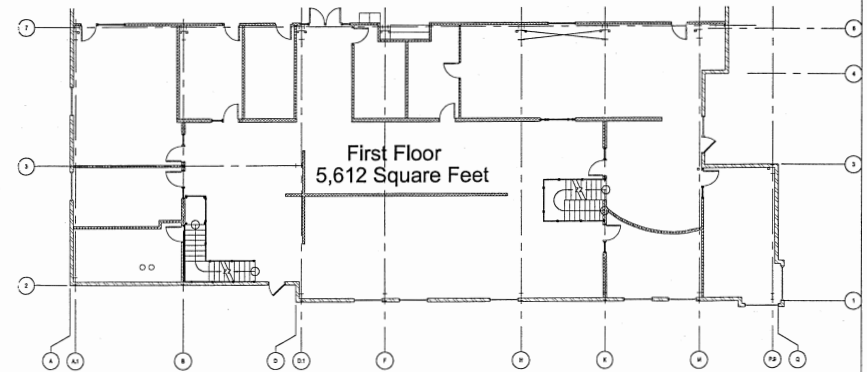
# FLOOR PLAN



Building Floor Plan  
Total Office Area - 8,564 Square Feet



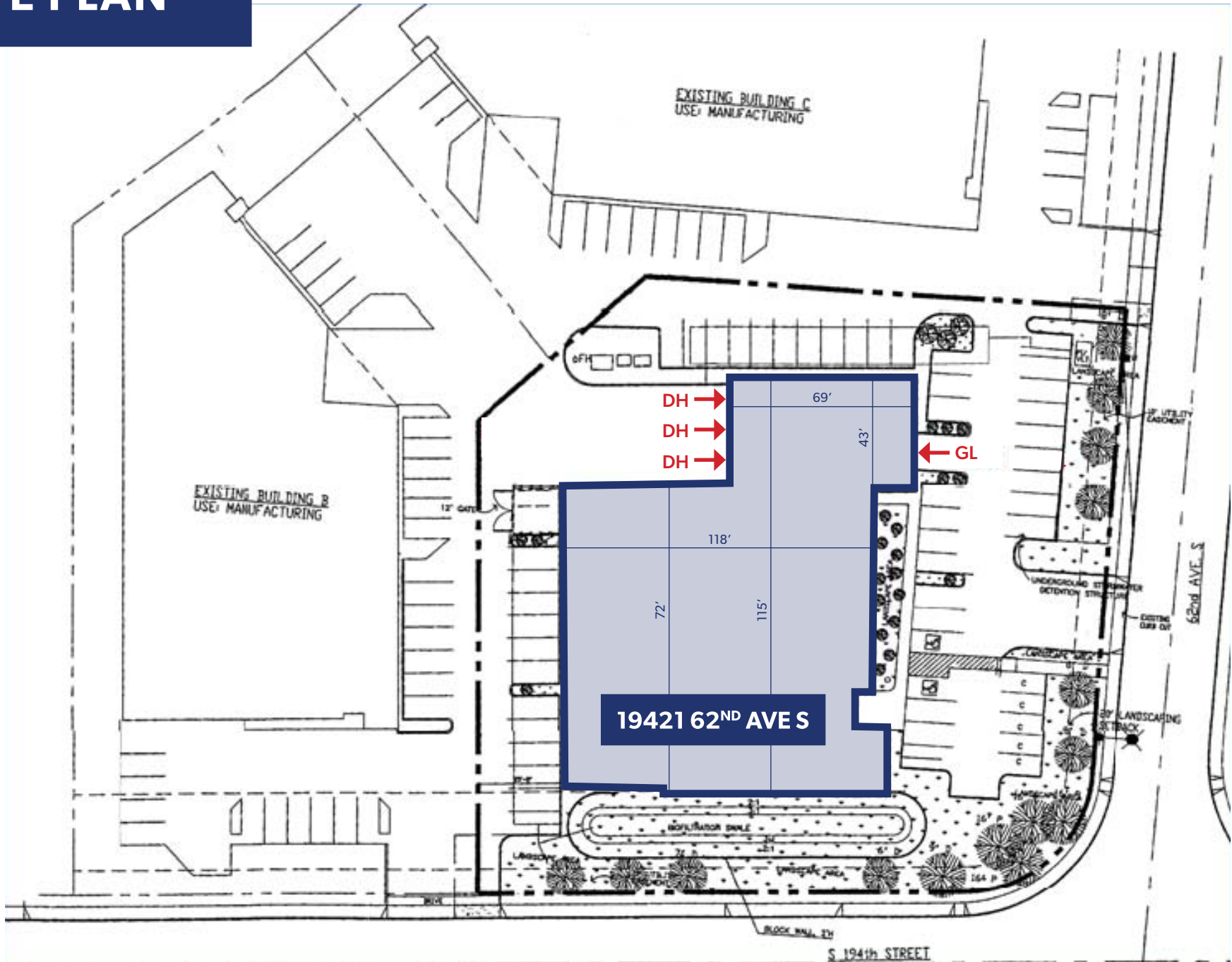
Office Second Floor Plan - Mezzanine



Office Floor Plan - First Floor

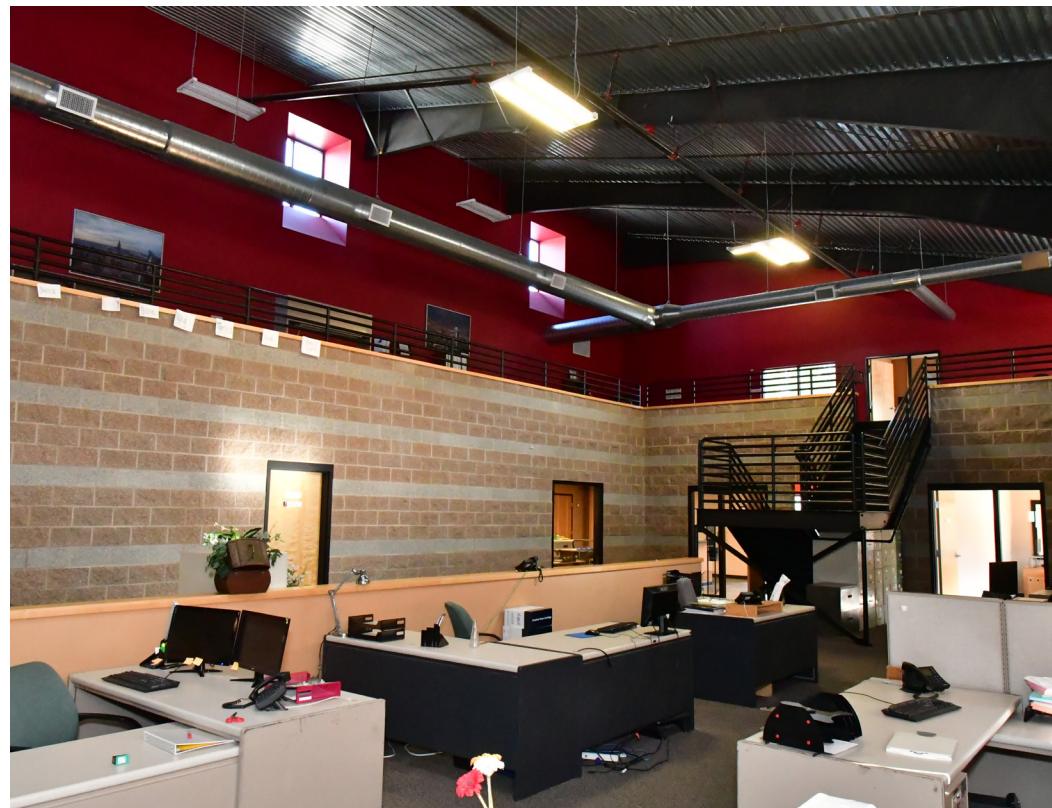
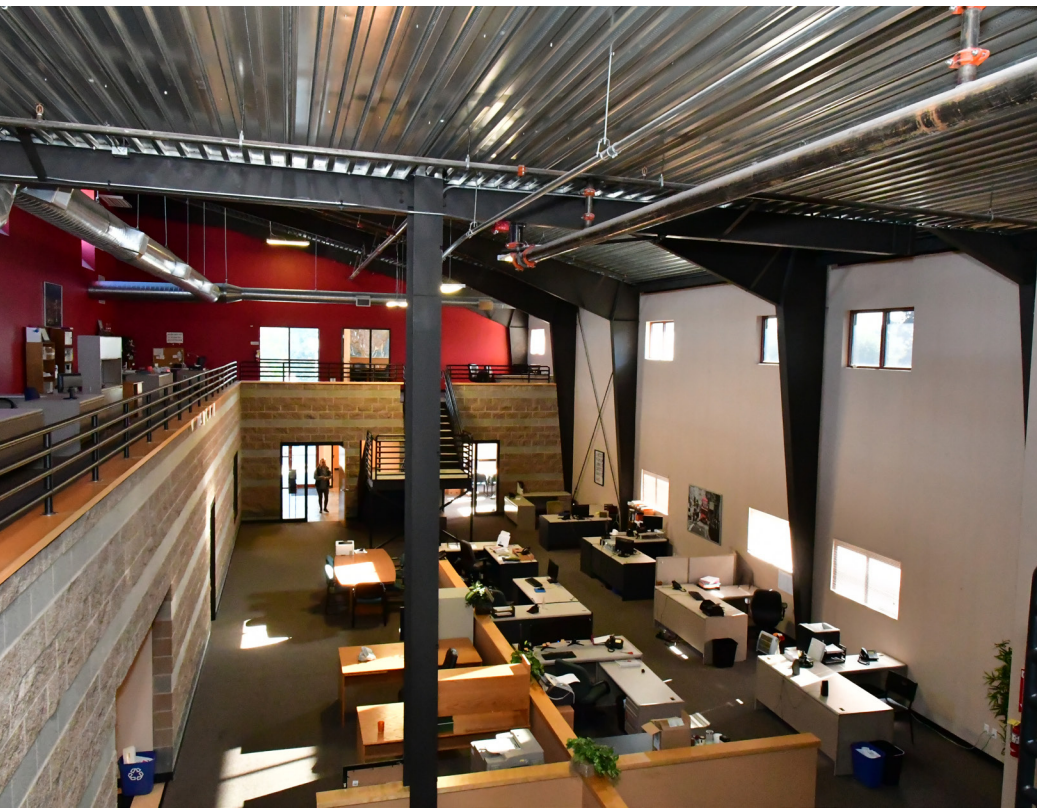


# SITE PLAN





# INTERIOR PHOTOS





# EXTERIOR PHOTOS

