22445 76th Avenue South, Kent, WA



FOR SALE

A 113,591 SF, First Class Manufacturing Facility Located in Kent Valley

Tony Miltenberger, SIOR KIDDER MATHEWS 206.248.7307 | tonym@kiddermathews.com Thad Mallory, SIOR NEWMARK KNIGHT FRANK 425.362.1410 | thad.mallory@ngkf.com







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The FLOFORM Building is a 113,591 SF, first class manufacturing facility located in the heart of the Kent Valley

THE OFFERING

Kidder Mathews has been retained by R&M Investments, LLC to exclusively market for sale FLOFORM Countertops' facility located in Kent, Washington. The subject property is a 113,591 square foot, first class manufacturing facility located in the heart of the Kent Valley. The property is 100% leased to FLOFORM Countertops, LLC.

FLOFORM is strategically located on 76th Avenue South, which provides a true North Kent Valley location with direct access to both Interstate 5 and Highway 167. This highly functional property, while 100% occupied by FLOFORM, could accommodate two future Tenants, but best serves one heavy industrial user needing; M3 zoning, two yard areas, 4,000 amps of 277/480v power, multiple bridge cranes, fully insulated, and 8.0" reinforced slab.

Confidentiality Agreement needed for:

- Lease
- Environmental
- Plans
- Easement
- Photos

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Features

NET RENTABLE AREA	113,591 SF total (100,337 SF footprint)
LAND AREA	323,632 SF (7.43 AC)
SITE COVERAGE	31.0%
PROPERTY TYPE	Industrial
CONSTRUCTION	Concrete tilt
# OF BUILDINGS	One (1)
WAREHOUSE AREA	82,001 SF
OFFICE AREA	31,590 SF total 13,254 SF 1st floor 13,254 SF 2nd floor 5,082 SF shop/office/break room
YARD AREAS	±72,790 SF
ZONING	М3
LOADING	7 position dock platform 7 grade-level doors (4 oversized)
RAIL	Union Pacific (UP)
CLEAR HEIGHT	32' - 34' under roof deck insulation 31' - 32' under beam
COLUMN SPACING	572' x 80' x 20' (north bay) 572' x 80' x 20' (south bay)
PARKING	152 striped (1.34/1,000)
2018 TAXES	\$163,305.11
LEASE EXPIRATION	December 31, 2025 (approximately 84 months remaining)



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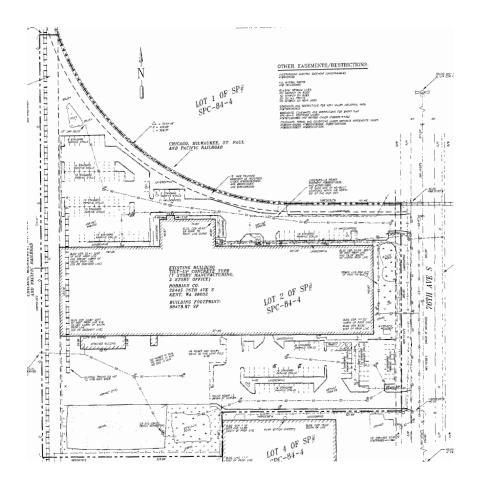


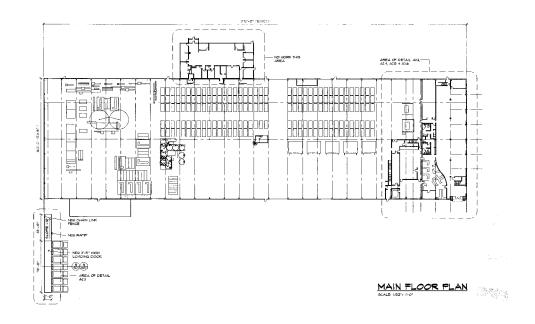


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ALTA Survey

Building Plan





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