

# Imaginetics Building

3410 A Street SE, Auburn, WA



**FOR SALE: 56,556 SF Single-Tenant Industrial Property**



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For Sale

# Imaginetics Building

## The Offering

NAI Puget Sound Properties has been retained to exclusively market for sale the Imaginetics Building in Auburn, Washington. The building is situated on approximately +/- 3.08 acres and consists of 56,556 square feet in two buildings. **The Property offers an excellent opportunity to acquire a well-positioned asset in the highly coveted Kent Valley Industrial Market.** The offering is centrally located between the Ports of Seattle and Tacoma, two major deep-water ports, is close to Sea-Tac International Airport, and has great access to major freeways.



ADDRESS	3410 A Street SE, Auburn, WA
BUILDING SIZE	56,556 SF
SITE SIZE	3.08 Acres (134,117 SF)
YEAR BUILT	1969 (Renovated 1993)
ZONING	M1
LOADING	Multiple drive-in loading
PARCEL NUMBER	302105-9032
HIGHLIGHTS	Fenced lot
CLEAR HEIGHT	14' to 24'

NOTES Amenities include copper air system, enhanced lighting, machine cooling, and temperature-controlled area.

2021 NOI \$431,870

CAP RATE 6.1%

PRICE \$7,100,000

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## Investment Highlights



Great upside potential through rising land prices.



100% leased to a strong, established national credit tenant.



Strong market dynamics of diminished land supply and tightening vacancy rates make the Kent Valley one of the top ranked investment markets in the nation



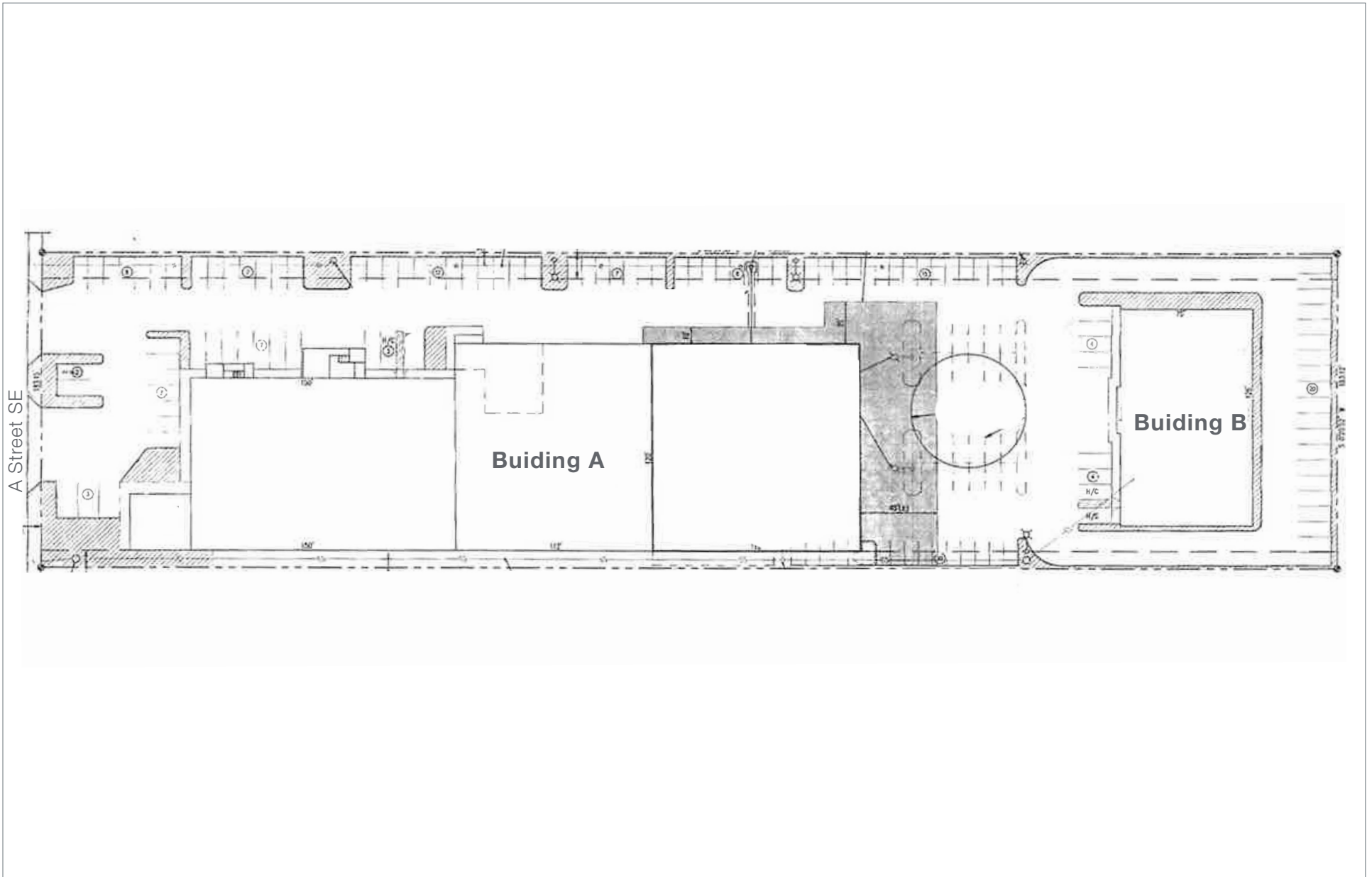
Outstanding Kent Valley location with convenient access to multiple freeways and SeaTac Airport



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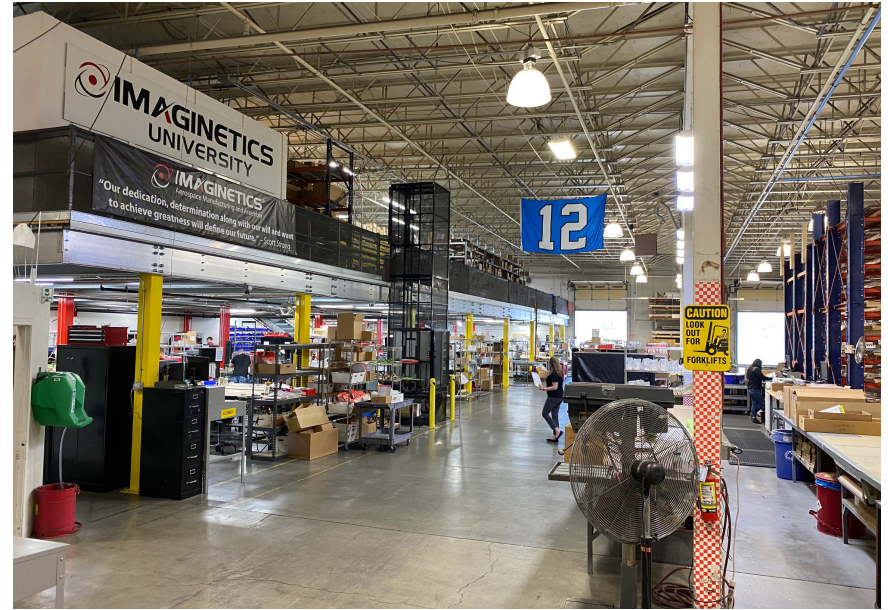
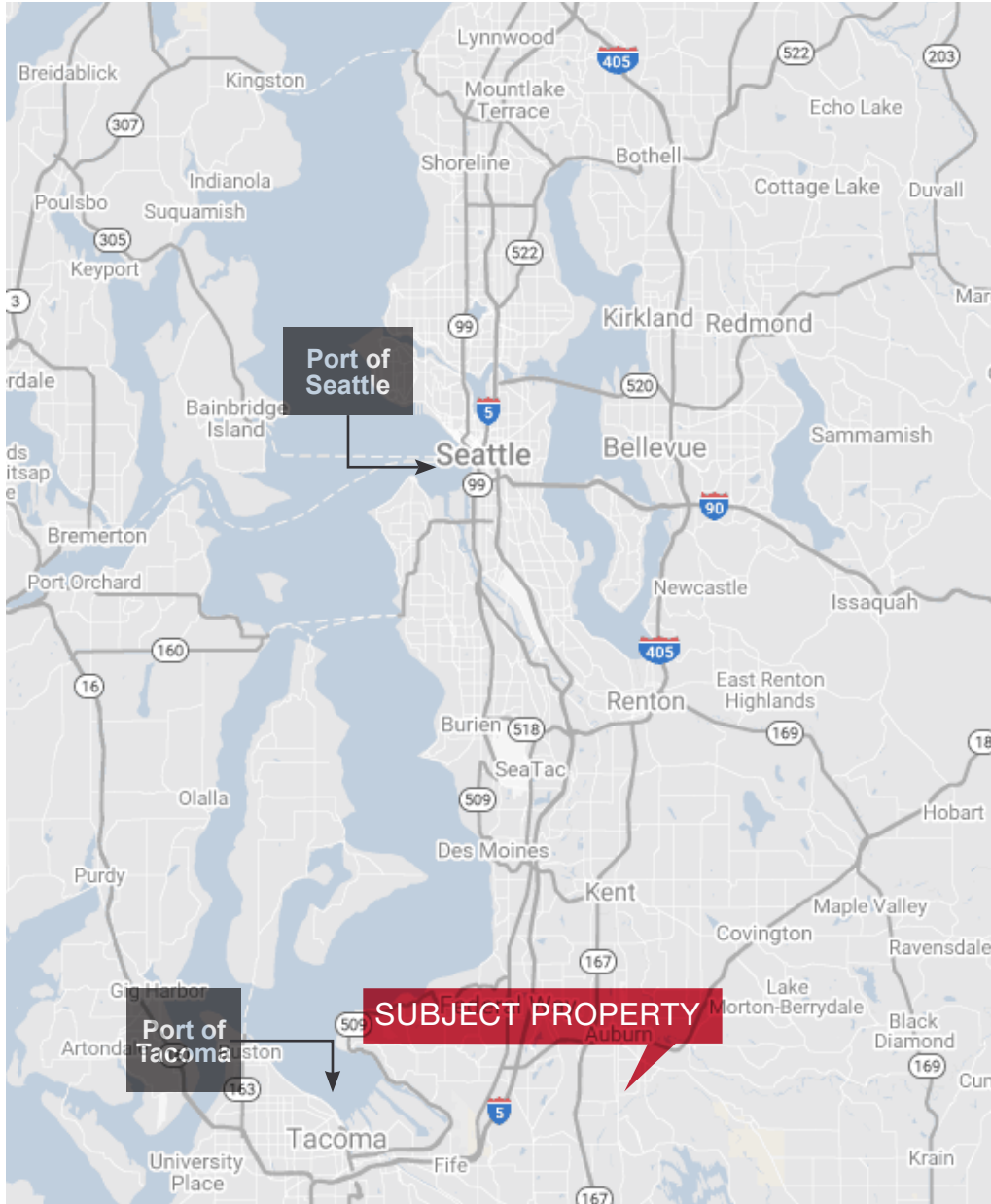
## Site Plan



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## Local Map



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## Regional Aerial

