



1216 6TH AVENUE NORTH

A 25,764 SF Building Available for Sale in the Heart of Kent's Industrial and Commercial District Ideal for H-Storage and Manufacturing

1216 6TH AVE N | KENT, WA

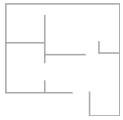
±25,764 SF
TOTAL

\$6.517M
PURCHASE PRICE

±7,350 SF
TOTAL OFFICE SF

\$253.00
PSF PURCHASE PRICE

PROPERTY HIGHLIGHTS



1.18 AC SITE



**±25,764 SF
GROSS TOTAL**



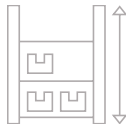
**±7,350 SF TOTAL
OFFICE ON 2 FLOORS**



BUILT IN 1979



**PARCEL NO.
383090-0220**



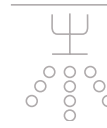
**EAST 14' - WEST 22'
CLEAR HEIGHT**



**5 GRADE LEVEL
(3 OVERSIZED)**



**±1200 AMPS,
480 V, 3-PHASE**



WET SPRINKLERS



**WAREHOUSE
MOTION LED**



**EXTERIOR H-2
BUILDING (12'X40')**



45+ CAR STALLS



CONCRETE TILT-UP



**12 CITY OF
KENT ZONING**



LABORATORY



**2 H-3 ROOMS (18'X20')
2 CONTROL AREAS**



**SECURE, FULLY
FENCED CAMPUS**



**2021 ROOF &
HVAC UPDATES**



PHASE I 2007



ALTA SURVEY 2007

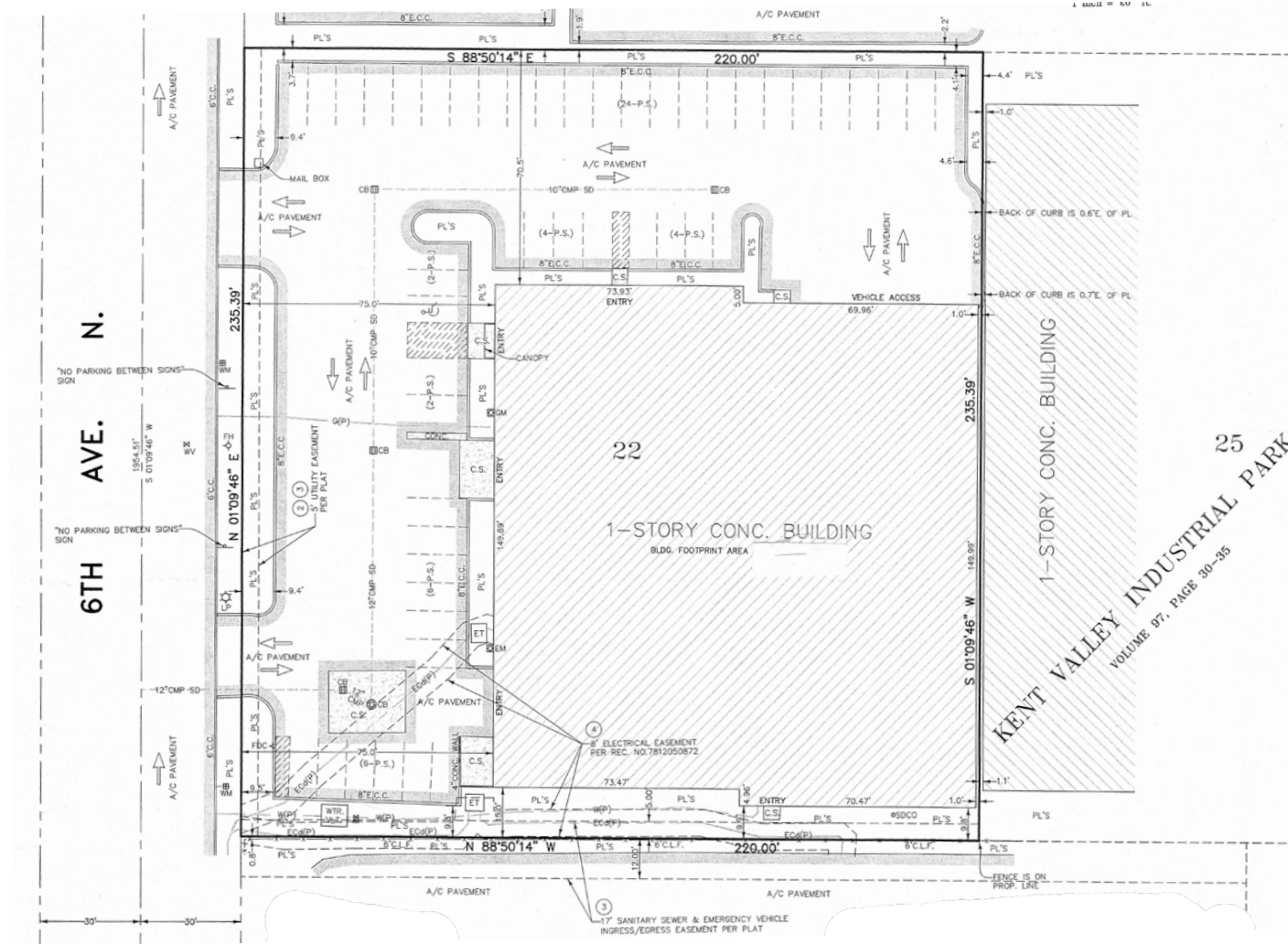
SITE PLAN

1.18 AC

SITE AVAILABLE

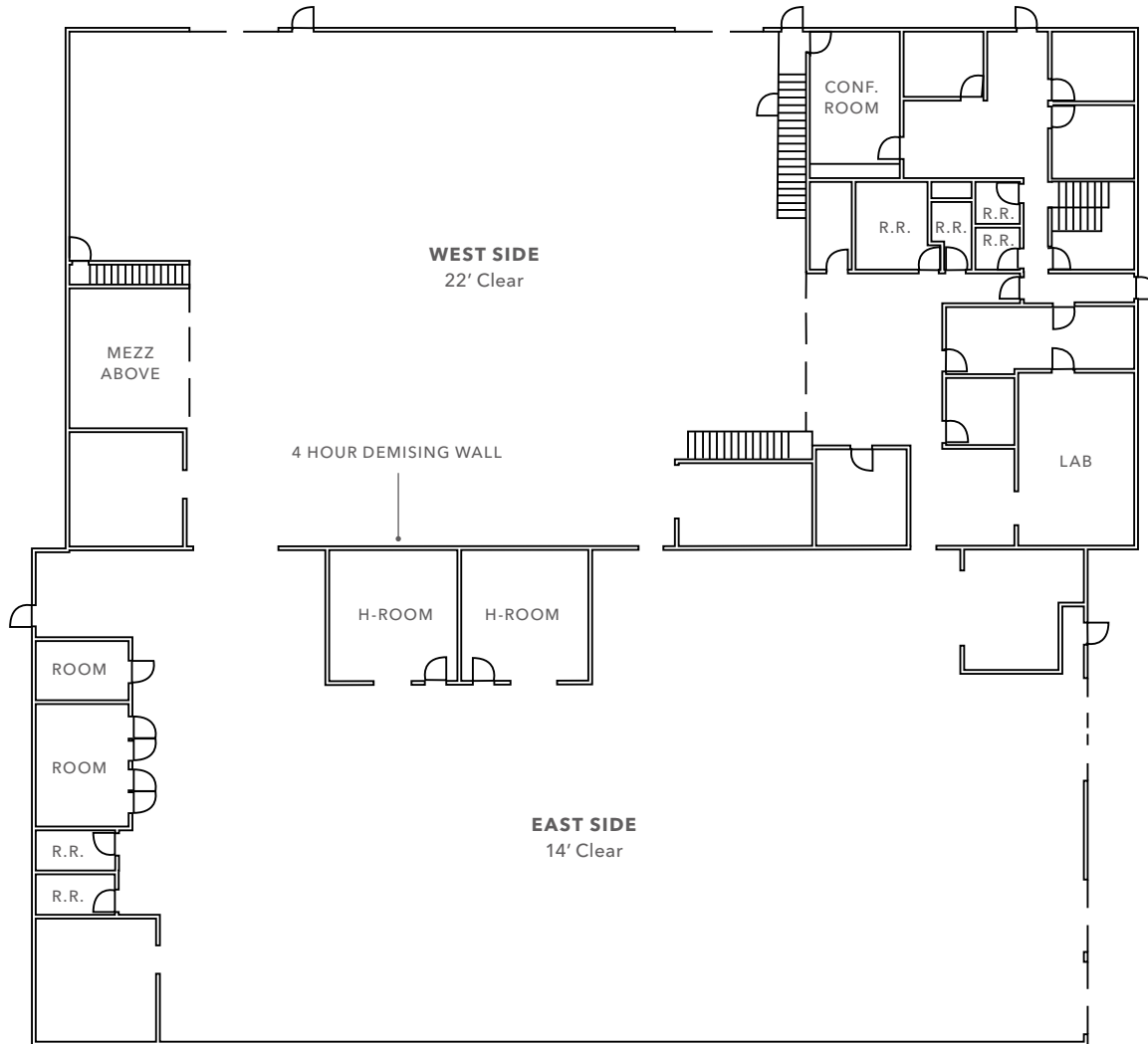
45+

CAR STALLS



FIRST FLOOR PLAN

±22,089 SF
GROSS FLOOR AREA

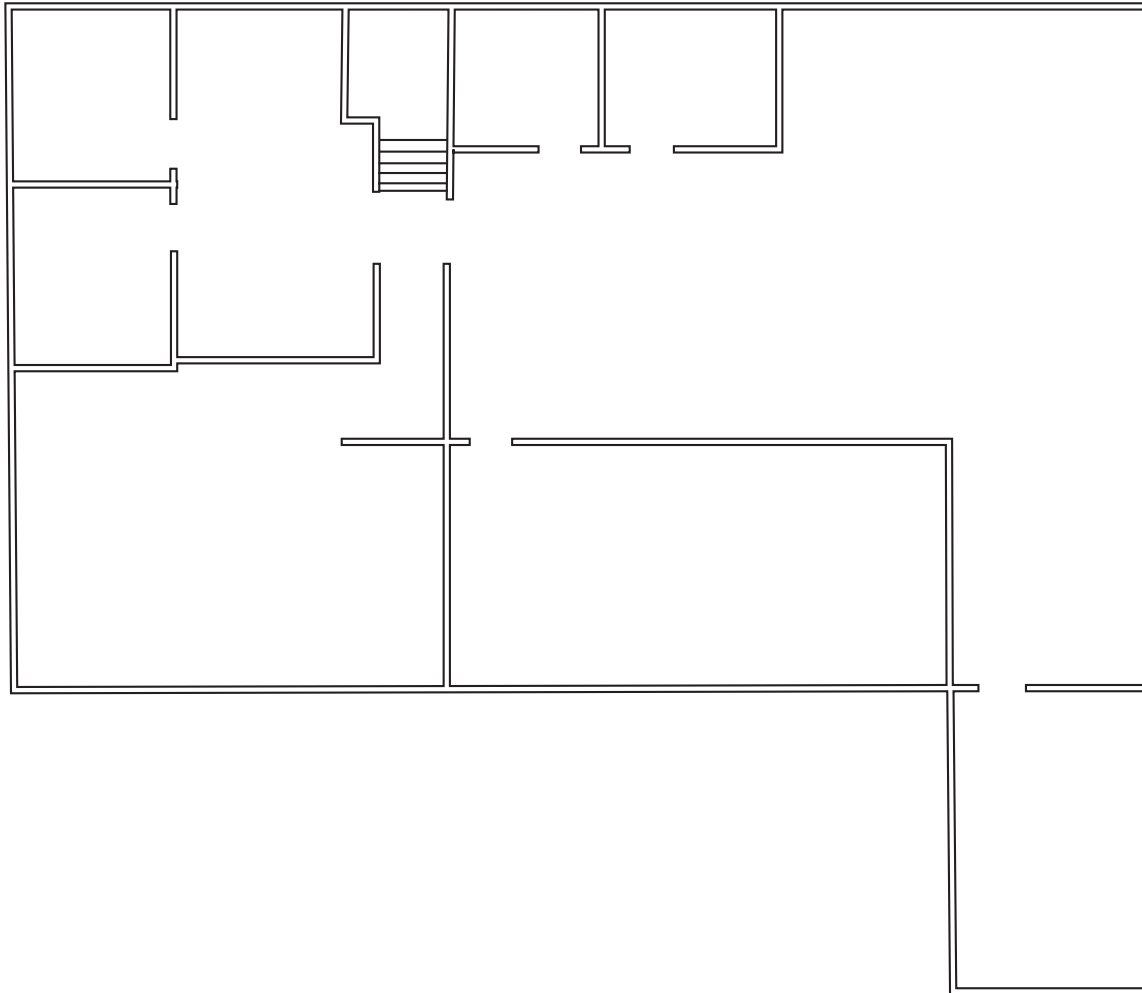


1216 6TH AVE N

SECOND FLOOR PLAN

±3,675 SF

AVAILABLE





East Side



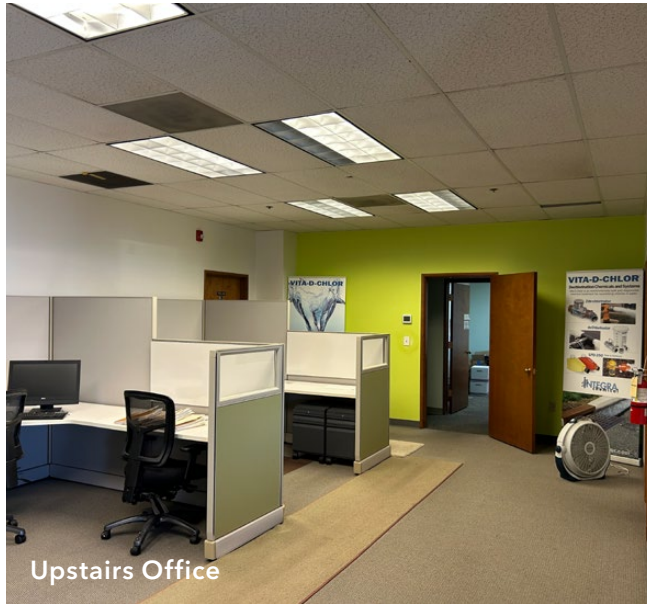
West Side



(2) H-3 Rooms



H-2 Building



Upstairs Office



North Exterior

HIGHLY- ACCESSIBLE LOCATION

Centrally located in the heart of Kent's industrial and commercial district

Conveniently located near major confluences Interstate 5, Highway 167, and Highway 516

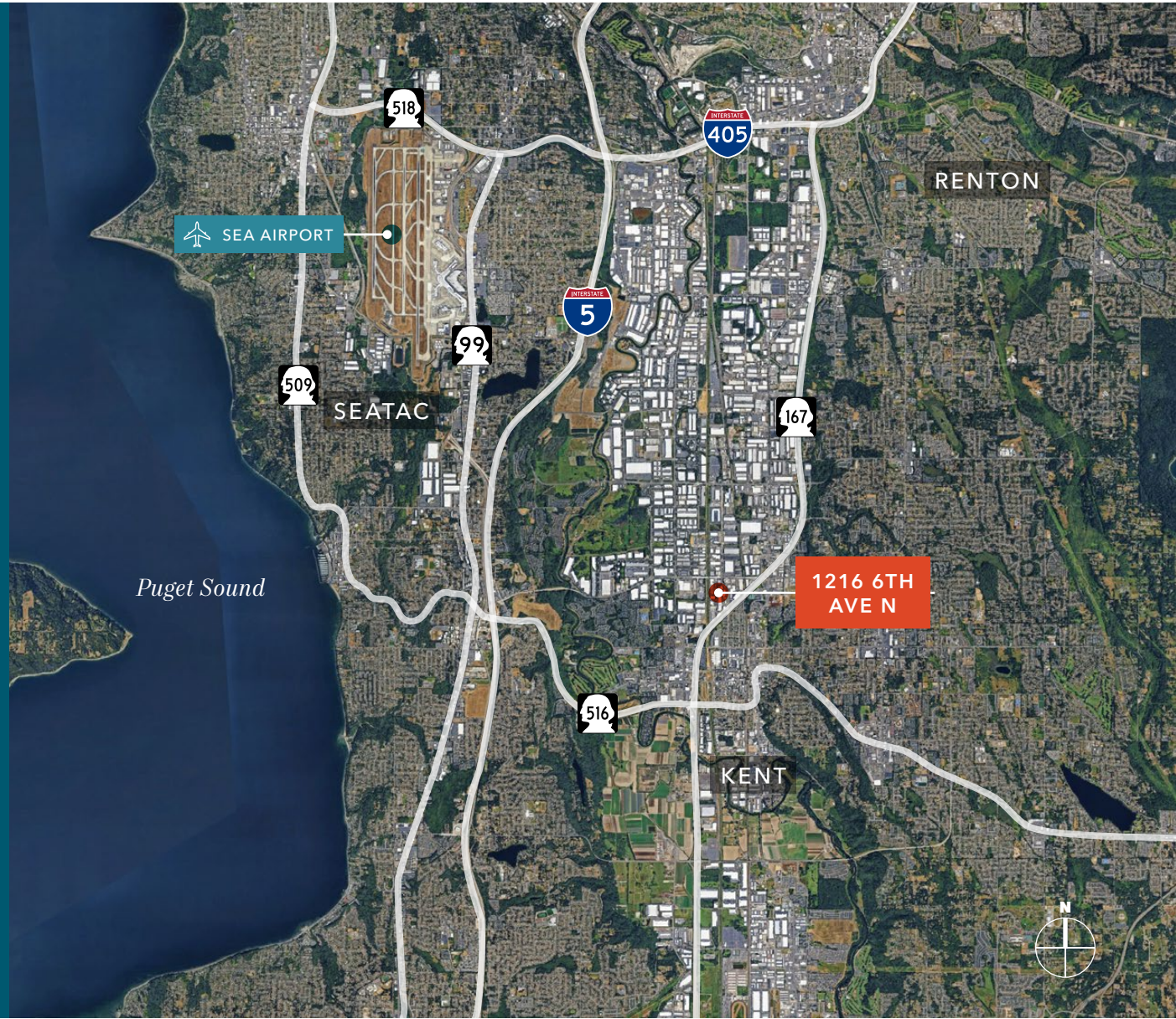
Just minutes from Seattle Tacoma International Airport

2 MIN

SR-167

4 MIN

SR-516





1216 6TH AVENUE NORTH

*For more information on
this property, please contact*

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KIDDER.COM

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