

**INVESTMENT SALE**



# **CONNELL BUILDING**

24602 PACIFIC HWY S, KENT, WA 98052



**THE ANDOVER  
COMPANY, INC.**

**CORFAC INTERNATIONAL**

# TABLE OF CONTENTS

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## 01

THE OFFERING

## 02

PROPERTY DETAIL

## 03

PROPERTY AERIAL

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# 01 THE OFFERING

CONNELL BUILDING | INVESTMENT SALE | THE ANDOVER COMPANY, INC.

# THE OFFERING

The Andover Company, Inc. is pleased to exclusively offer for sale the Connell Building, a well-located industrial building along Pacific Hwy S, Kent, WA. This 60,140 SF manufacturing facility sits on 3.48 acres and includes many desired amenities - yard space, sprinklered, heavy power, multi-tenanted, and easy access to highway/freeways. Two tenants occupy the facility on long term leases, and the property also has a billboard on the NW corner that generates revenue. Great 1031 exchange property.

## INVESTMENT SUMMARY

Offering Price	<b>\$8,000,000</b>
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Occupancy	<b>100%</b>
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Price Per Foot	<b>\$133</b>
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Year Built/Renovated	<b>1968/1989</b>
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Zoning	<b>CM2</b>
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# 02

## **PROPERTY DETAIL**



# PROPERTY OVERVIEW

## BUILDING

Address	24602 Pacific Hwy S Kent, WA 98032
Year Built/Renovated	1968/1989
Gross Area (GLA)	60,140 SF
County	King
Municipality	City of Kent
Loading	5 dock high/3 grade level
Frontage/Exposure	Pacific Hwy S

## LAND

Land Acres	3.48 AC
Land SF	151,624 SF
Parcel (APN)	212204-9006
Zoning	CM2

## AMENITIES

- Heavy power
- Sprinklered
- Paved/fenced yard
- Multi-tenant facility
- Dust collection system
- Easy access to hwy/freeways
- Property on bus route - bus stop in front





# 03

## **PROPERTY**

## **AERIAL**





Highline  
Community  
College

Lowe's Hardware

Sea Mar  
Medical/Office  
Building

Dick's Hamburgers

Pacific Fleet & Lease

24602 Pacific Hwy S

State Farm Office

Light Rail Extension  
and possible Transit  
Operations Facility





24602 Pacific Hwy S



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