

# Land Exclusive Listings

## April 2023



### Van Doren's Yard

5840 S 228th St  
Kent, WA 98032

Listing Type: Lease  
Available: July 1st, 2023

Total SF Available: 55,321 SF

Office SF: 1,600 SF  
Divisible To: -  
Zoning: I2  
Clearance: 24'  
Dock Doors: -  
Grade Doors: -

Shell Rate: \$0.35/SF, Industrial Gross  
Office Rate: -  
Est. NNN Rate: -

Comments: Approximately 1.27 AC site (55,321 SF). Fenced/secured/lighted/graveled yard. Site includes a 1,600 SF office building. Zoned I2, city of Kent. Excellent access to I-5 from new S 228th St overpass.

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### South Park Industrial Land

9311 4th Ave S  
Seattle, WA 98108

Listing Type: Lease  
Available: May 1st, 2023

Total SF Available: 10,800 SF

Office SF: 1,850 SF  
Divisible To: -  
Zoning: I1  
Clearance: 24'  
Dock Doors: -  
Grade Doors: 3 oversized  
14' x 16'

Shell Rate: -  
Office Rate: -  
Est. NNN Rate: -

Comments: Located outside City of Seattle limits in unincorporated King County. Excellent access to the major highways. 8 private offices, 2 restrooms, conference room and a kitchenette.

### Bruce Clarkson

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