

1862 Ives

Exceptional Industrial/IOS site or
Redevelopment Opportunity

1862 Ives Avenue
Kent, WA 98032

5.19 AC Site/4.5 AC Usable (due to setbacks)
16,000 Existing SF Building - 20' Clear Under Hook



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The Offering

CBRE, Inc., as the Exclusive Advisor to the Seller, is pleased to offer for sale 1862 Ives, a 5.19 AC parcel. Zoned Commercial Manufacturing, in the city of Kent, WA, potential future uses include manufacturing, assembly and fabrication, warehousing and distribution as well as multiple auto, storage and other industrial concepts. As it stands today, the site features multiple buildings. However, the seller intends to demolish all but one, leaving behind a 16,000 SF building with a 20' clear under hook and 3.33 AC of paved yard.

Previously subject to environmental questions, seller is currently in the final steps of securing an approved cleanup plan with the Washington State Department of Ecology. The Property presents a rare opportunity to acquire a site in the highly desirable area of the Kent Valley with owner/user potential or redevelopment opportunity.

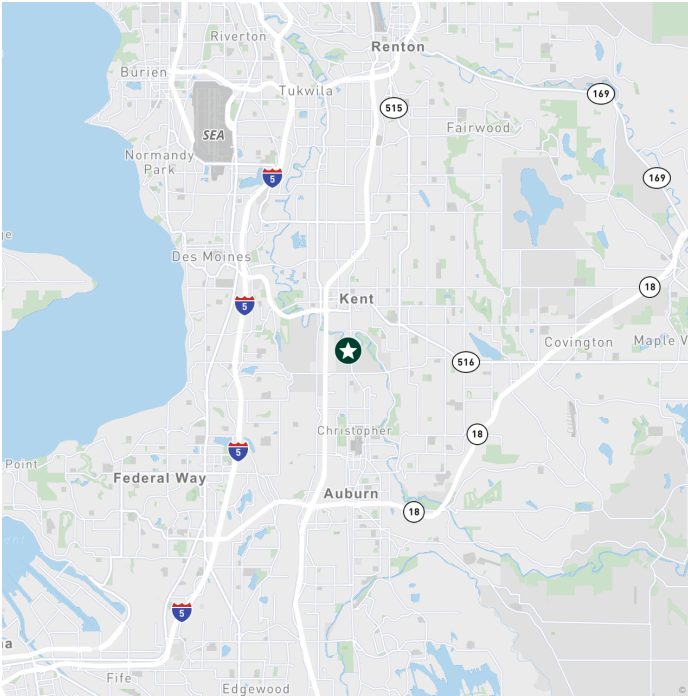
Investment Highlights

- + Desirable Kent Valley location with flexible zoning and high appeal to both outside storage and developers
- + Flat site surrounded by proven, functional developments that will hold a strong appeal to a variety of investors
- + Great access to both Hwy 167 with close proximity to Seattle, Bellevue, Tacoma and SeaTac Airport
- + Prior environmental investigation significantly reduces uncertainty



Property Details

Property Address	1862 Ives Ave, Kent, WA 98032
Parcel Number	3462800190
Land Area	225,918 SF (196,250 SF usable due to setbacks)
Building SF (Estimate)	Southeastern Bldg: 16,000 SF (other structures scheduled for demolition)
Paved Yard Estimated SF	3.33 AC
Year Built	1968
Use	Industrial/Manufacturing
Zoning	CM (Commercial Manufacturing), City of Kent
Potential Uses	IOS, Manufacturing, assembly & fabrication, warehousing and distribution, multiple auto, storage & other industrial concepts



Conceptual Site Plan



Contact Us

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