

INVESTMENT SALE



CONNELL BUILDING

24602 PACIFIC HWY S, KENT, WA 98052



**THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL

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EXCLUSIVELY LISTED BY

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SALES COMPARABLES

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This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Andover Company, Inc. has not made any investigation, and makes no warranty or representation, with respect to the income or expense for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, current or past tax payments, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, The Andover Company, Inc. has not verified, and will not verify, any of the information contained herein, nor has The Andover Company, Inc. conducted any investigation regarding these matters and makes no warrant or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

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01

THE

OFFERING

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	\$7,679,672.00
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Occupancy	100%
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Price Per Foot	\$127.69/SF
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Year Built/Renovated	1968/1989
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Zoning	CM2
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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

Dick's Hamburgers

Sea Mar
Medical/Office
Building

Pacific Fleet & Lease

24602 Pacific Hwy S

State Farm Office

Light Rail Extension
and possible Transit
Operations Facility

Future Light Rail Extension



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



ARV Spaces

Pacific Fleet & Lease Sales

24602 Pacific Hwy S

D C Hardwood

Bruce Powell - State Farm Insurance Agent

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

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04

SALES

COMPARABLES

SALES COMPARABLES



Fostoria Business Park - Bldg F
4435 S 134th Pl, Tukwila, WA 98168

Sale Price: **\$3,750,000**
Price/SF: **\$136.38**
RBA: **27,496 SF**



Summit Supply
13535 68th Ave S, Tukwila, WA 98178

Sale Price: **\$5,175,000**
Price/SF: **\$180.06**
RBA: **28,740 SF**



1208 Building
1208 Andover Park E, Tukwila, WA 98188

Sale Price: **\$5,663,766**
Price/SF: **\$143.92**
RBA: **39,354 SF**



Pacific Metal Company
7416 S 228th St, Kent, WA 98032

Sale Price: **\$5,900,000** | Cap: **5.5%**
Price/SF: **\$121.00**
RBA: **48,580 SF**



3002 Lind Ave SW
3002 Lind Ave SW, Renton, WA 98057

Sale Price: **\$11,300,000**
Price/SF: **\$130.26**
RBA: **86,747 SF**



Matson/O'Neil Building
7043-7059 S 190th St, Kent, WA 98032

Sale Price: **\$11,920,000**
Price/SF: **\$159.00**
RBA: **74,777 SF**



Yale Building
3051 E Valley Rd, Renton, WA 98057

Sale Price: **\$5,500,000**
Price/SF: **\$219.12**
RBA: **25,100 SF**



Upland Corporate Park West
22645-22647 72nd Ave, Kent, WA 98032

Sale Price: **\$8,200,000**
Price/SF: **\$128.00**
RBA: **64,000 SF**



FloForm Building
22445 76th Ave S, Kent, WA 98032

Sale Price: **\$16,500,000** | Cap: **5.3%**
Price/SF: **\$145.00**
RBA: **113,591 SF**



Western Distributors
5869 S 194th St, Kent, WA 98032

Sale Price: **\$4,870,000**
Price/SF: **\$149.00**
RBA: **32,754 SF**

INVESTMENT SALE



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The logo for CORFAC International, featuring the word "CORFAC" in a bold, italicized sans-serif font with a globe icon integrated into the letter "O", and the word "International" in a smaller, regular sans-serif font below it.

The logo for The Andover Company, Inc., consisting of a stylized white triangle on a dark blue background.

THE ANDOVER
COMPANY, INC.
CORPORATE REAL ESTATE