



### Pacific Logistics South

1010 Valentine Ave SE  
Pacific, WA 98047

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **128,262 SF**  
Office SF: **BTS**  
Divisible: **45,000 SF**  
Zoning: **Industrial**  
CI Ht: **30'**  
GL: **2**  
DH: **21**  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: **\$0.16 SF/Mo**  
Comments: **New south-central Kent Valley project. Build-to-suit office. Call for rates and details.**

**Jeff Crane**  
(206) 336-5336  
[jcrane@andoverco.com](mailto:jcrane@andoverco.com)

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



### Algona I Distribution Center

650-654 Milwaukee Ave N  
Algona, WA 98001

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **106,427 SF**  
Office SF: **4,271 SF**  
Divisible: **No**  
Zoning: **M1, Algona**  
CI Ht: **24'**  
GL: **3**  
DH: **10**  
RR: **Yes**

Shell Rate: **\$0.62 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.19 SF/Mo**  
Comments: **UP rail served. Fenced perimeter and potential for side yard. 2,000 + amps of 277/480v power. 2,934 SF office on east end, shipping office in middle.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



### Van Doren's Landing - Flow Building

23500 64<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **September 2019**

Total SF Available: **55,850 SF**  
Office SF: **8,004 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **24'**  
GL: **3**  
DH: **16**  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: **\$0.21 SF/Mo**  
Comments: **Call broker for more details and rates. Five (5) ton bridge crane, insulated. Upgraded lighting, 600 amps, 277/480v 3-phase power.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



### M-3 Business Center - Building B

1000 Andover Park E  
Tukwila, WA 98188

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **32,000 SF**  
Office SF: **BTS**  
Divisible: **12,000 SF**  
Zoning: **TUC**  
Cl Ht: **16'**  
GL: **11**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$1.05 SF/Mo**  
Est. NNN Rate: **\$0.22 SF/Mo**  
Comments: **Excellent exposure to Andover Park East. Minutes away from Westfield Southcenter Mall.**

**George Rockwell, SIOR**  
(206) 679-7625  
[grockwell@andoverco.com](mailto:grockwell@andoverco.com)



### 3601 Building

3601 W Marginal Way SW  
Seattle, WA 98106

Listing Type: **For Sale**  
Available: **Now**

Total SF Available: **26,887 SF**  
Office SF:  
Zoning: **IG2 U/85**  
Cl Ht: **20'**  
GL: **7**  
DH: **1**  
RR: **Yes**

Sale Price: ---  
Comments: **100% leased. Excellent exposure to W Marginal Way SW. Contact broker for Sale Price.**

**Bruce Clarkson**  
(206) 336-5332  
[bclarkson@andoverco.com](mailto:bclarkson@andoverco.com)



### West Park Corporate Campus - **B101**

3500 W Valley Hwy N  
Auburn, WA 98001

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **22,668 SF**  
Office SF: **6,852 SF**  
Divisible: **No**  
Zoning: **M1, Auburn**  
Cl Ht: **30'**  
GL: **3**  
DH: **5**  
RR: **No**

Shell Rate: **\$0.65 SF/Mo**  
Office Rate: **\$0.90 SF/Mo**  
Est. NNN Rate: **\$0.28 SF/Mo**  
Comments: **End cap space with showroom and office. Signage to W Valley Hwy. Heavy (3) phase power. Could reduce office by approx. 800 SF.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Arne Svendsen**  
(206) 336-5331  
[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)



### Oakesdale Commerce Center

820 SW 34<sup>th</sup> St  
Renton, WA 98057

Listing Type: **For Sublease**  
Available: **Within 30 Days**

Total SF Available: **22,206 SF**  
Office SF: **4,539 SF**  
Divisible: **No**  
Zoning: **LI**  
Cl Ht: **24'**  
GL: **1**  
DH: **6**  
RR:

Shell Rate: **\$0.60 SF/Mo**  
Office Rate: **\$0.90 SF/Mo**  
Est. NNN Rate: **\$0.26 SF/Mo**  
Comments: **Premier business park in Renton. Beautiful showroom in office. Corner unit with abundant parking.**

**Arne Svendsen**  
(206) 336-5331  
[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)



### M-3 Business Center - Building A

1027 Andover Park E  
Tukwila, WA 98188

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **19,200 SF**  
Office SF: **908 SF**  
Divisible: **No**  
Zoning: **TUC**  
Cl Ht: **22'**  
GL: **1**  
DH: **3**  
RR: **No**

Shell Rate: **\$0.65 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: ---  
Comments: **Excellent exposure to Andover Park East. Minutes away from Westfield Southcenter Mall.**

**George Rockwell, SIOR**  
(206) 679-7625  
[grockwell@andoverco.com](mailto:grockwell@andoverco.com)



### Grow Group Bldg

111 3<sup>rd</sup> St NW  
Auburn, WA 98001

Listing Type: **For Lease**  
Available: **Within 30 Days**

Total SF Available: **18,480 SF**  
Office SF: **1,200 SF**  
Divisible: **No**  
Zoning: **M1**  
Cl Ht: **22'**  
GL: ---  
DH: ---  
RR: **Yes**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---  
Comments: **Close to freeway interchange. Contact broker for lease rates.**

**Dave Baumer**  
(206) 948-8779  
[dbaumer@andoverco.com](mailto:dbaumer@andoverco.com)



### West Park Corporate Campus - **B105**

3500 W Valley Hwy N  
Auburn, WA 98001

Listing Type: **For Lease**  
Available: **November 1, 2019**

Total SF Available: **16,815 SF**  
Office SF: **3,925 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **30'**  
GL: **1**  
DH: **5**  
RR: **No**

Shell Rate: **\$0.65 SF/Mo**  
Office Rate: **\$0.90 SF/Mo**  
Est. NNN Rate: **\$0.28 SF/Mo**  
Comments: **Office is on two floors (2,000 SF - 1<sup>st</sup> floor, 1,925 SF - 2<sup>nd</sup> floor).**

**Brian Bruininks, CCIM**  
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**Arne Svendsen**  
(206) 336-5331  
[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)



### **4144 B PI NW**

4144 B PI NW  
Auburn, WA 98001

Listing Type: **For Sale**  
Available: **Now**

Total SF Available: **15,454 SF**  
Office SF: **1,820 SF**  
Zoning: **M1**  
CI Ht: **18'**  
GL: **8**  
DH: **1**  
RR: **No**

Sale Price: **\$2,550,000**  
Comments: **Industrial building with small yard area for sale in the heart of Kent Valley.**

**Jeff Crane**  
(206) 336-5336  
[jcrane@andoverco.com](mailto:jcrane@andoverco.com)



### Cascade Manufacturing Building

7509 5<sup>th</sup> Ave S  
Seattle, WA 98108

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **13,321 SF**  
Office SF: **2,200 SF**  
Divisible: **No**  
Zoning: **IG2U**  
CI Ht: **22'**  
GL: **4**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.72 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.09 SF/Mo**  
Comments: **Secured/fenced yard area included.**

**Mike Ewing**  
(206) 357-5483  
[mewing@andoverco.com](mailto:mewing@andoverco.com)

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)

# INDUSTRIAL EXCLUSIVE LISTINGS

## AUGUST 2019



### Olsen Building

22 42<sup>nd</sup> St  
Auburn, WA 98001

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **12,342 SF**  
Office SF: **2,200 SF**  
Divisible: **No**  
Zoning: **M1, Auburn**  
CI Ht: **24'**  
GL: **1**  
DH: **2**  
RR: **No**

Shell Rate: **\$0.70 SF/Mo**  
Office Rate: **\$0.90 SF/Mo**  
Est. NNN Rate: **\$0.23 SF/Mo**  
Comments: **Potential for entire building (combined with adjacent Ste B for a total of 24,162 SF). Market ready. Work being completed now!**

**Brian Bruininks, CCIM**  
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**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)



### West Park Corporate Campus - B104

3500 W Valley Hwy N  
Auburn, WA 98001

Listing Type: **For Lease**  
Available: **November 1, 2019**

Total SF Available: **11,633 SF**  
Office SF: **1,000 SF**  
Divisible: **No**  
Zoning: **M1, Auburn**  
CI Ht: **30'**  
GL: **1**  
DH: **2**  
RR: **No**

Shell Rate: **\$0.65 SF/Mo**  
Office Rate: **\$0.90 SF/Mo**  
Est. NNN Rate: **\$0.28 SF/Mo**  
Comments: **Total SF includes 4,815 SF H-4 warehouse area. Excellent access and proximity to I-5, SR-18 and Hwy-167.**

**Brian Bruininks, CCIM**  
(206) 336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

**Arne Svendsen**  
(206) 336-5331  
[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)



### Auburn 400 Industrial Park

1620 Industry Dr  
Auburn, WA 98001

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **10,448 SF**  
Office SF: **1,310 SF**  
Divisible: **No**  
Zoning: **M2**  
CI Ht: **24'**  
GL: **1**  
DH: **2**  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---  
Comments: **Contact broker for lease rates.**

**Dave Baumer**  
(206) 948-8779  
[dbaumer@andoverco.com](mailto:dbaumer@andoverco.com)

# INDUSTRIAL EXCLUSIVE LISTINGS

## AUGUST 2019



### **M-3 Business Center - Building A**

1035 Andover Park E  
Tukwila, WA 98188

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **9,600 SF**  
Office SF: **±750 SF**  
Divisible: **No**  
Zoning: **TUC**  
Cl Ht: **22'**  
GL: **1**  
DH: **1**  
RR: **No**

Shell Rate: **\$0.65 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: ---  
Comments: **Excellent exposure to Andover Park East. Minutes away from Westfield Southcenter Mall.**

**George Rockwell, SIOR**  
(206) 679-7625  
[grockwell@andoverco.com](mailto:grockwell@andoverco.com)



### **West Park Corporate Campus - D108**

8531 S 222<sup>nd</sup> St  
Kent, WA 98031

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **9,248 SF**  
Office SF: **2,290 SF**  
Divisible: **No**  
Zoning: **CM1**  
Cl Ht: **30'**  
GL: **1**  
DH: **2**  
RR: **No**

Shell Rate: **\$0.65 SF/Mo**  
Office Rate: **\$0.90 SF/Mo**  
Est. NNN Rate: **\$0.28 SF/Mo**  
Comments: **Bonus mezzanine storage. Excellent access and proximity to I-5, SR-18 and Hwy-167. Could reduce office to 1,400 SF.**

**Brian Bruininks, CCIM**  
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**Arne Svendsen**  
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[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)



### **Dowell Building**

760 N Central Ave  
Kent, WA 98032

Listing Type: **For Lease OR Sale**  
Available: **Now**

Total SF Available: **8,380 SF**  
Office SF: ---  
Divisible: **No**  
Zoning: **GCMU**  
Cl Ht: ---  
GL: ---  
DH: ---  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---  
Comments: **8,380 SF industrial building situated on 1.5 acres of lit yard. Contact broker for more details.**

**Dave Baumer**  
(206) 948-8779  
[dbaumer@andoverco.com](mailto:dbaumer@andoverco.com)



### Upland Business Park

360-378 Upland Dr  
Tukwila, WA 98188

Listing Type: **For Sublease**  
Available: **Now**

Total SF Available: **7,400 SF**  
Office SF: **2,000 SF**  
Divisible: **No**  
Zoning: **GCMU**  
Cl Ht: **18'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.60 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.18 SF/Mo**  
Comments: **7,400 SF total. 2,000 SF office, and 1,900 SF mezzanine (storage or open layout office). Short term deals possible.**

**Arne Svendsen**  
(206) 336-5331  
[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)



### Upland Business Park

340 Upland Dr  
Tukwila, WA 98188

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **6,200 SF**  
Office SF: **3,200 SF**  
Divisible: **No**  
Zoning: **GCMU**  
Cl Ht: **18'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: ---  
Office Rate: ---  
Est. NNN Rate: ---  
Comments: **Will reduce office. Fully sprinklered unit. Call for lease rates.**

**George Rockwell, SIOR**  
(206) 679-7625  
[grockwell@andoverco.com](mailto:grockwell@andoverco.com)



### O'Brien Commerce Center - Ste 113

7405 S 212<sup>th</sup> St  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **January 1, 2020**

Total SF Available: **3,601 SF**  
Office SF: **Minimal**  
Divisible: **No**  
Zoning: **M3**  
Cl Ht: **16'**  
GL: **7**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.95**  
Office Rate: **N/A**  
Est. NNN Rate: **\$0.29**  
Comments: **Incredibly rare industrial space centrally located, 50 yard line in Kent.**

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)

**Jeff Crane**  
(206) 357-5482  
[jcrane@andoverco.com](mailto:jcrane@andoverco.com)

**Jake Monroe**  
(206) 357-5482  
[jmonroe@andoverco.com](mailto:jmonroe@andoverco.com)

**Brian Bruininks, CCIM**  
(206) 3336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)

# INDUSTRIAL EXCLUSIVE LISTINGS

## AUGUST 2019



### Clay St Business Park II

201-245 Clay St NW  
Auburn, WA 98001

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **2,800 SF**  
Office SF: **1,100 SF**  
Divisible: **No**  
Zoning: **GCMU**  
CI Ht: **16'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.75**  
Office Rate: ---  
Est. NNN Rate: **\$0.24**

Comments: **Central Kent Valley location. Flexible terms.**

**Jake Monroe**  
(206) 357-5482  
[jmonroe@andoverco.com](mailto:jmonroe@andoverco.com)

**Jeff Crane**  
(206) 336-5336  
[jcrane@andoverco.com](mailto:jcrane@andoverco.com)



### Campus Park - Bldg 1, Ste 109

1020 S 344<sup>th</sup> St  
Federal Way, WA 98003

Listing Type: **For Lease**  
Available: **November 1, 2019**

Total SF Available: **2,519 SF**  
Office SF: **658 SF**  
Divisible: **No**  
Zoning: **BP**  
CI Ht: **14'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.85 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.30 SF/Mo**

Comments: **Ideal for light manufacturing and distribution with small office.**

**Arne Svendsen**  
(206) 336-5331  
[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)



### Rainier Place Industrial Condo - Unit 4

9918 162<sup>nd</sup> St Ct E  
Puyallup, WA 98375

Listing Type: **For Sale**  
Available: **Now**

Total SF Available: **2,438 SF**  
Office SF: **250 SF**  
Zoning: **MUD**  
CI Ht: **22'**  
GL: **1**  
DH: **1**  
RR: **No**

Sale Price: **\$338,000**  
Comments: **Owner/user or investment opportunity. Tenant will consider to stay. Small office in space.**

**Arne Svendsen**  
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# INDUSTRIAL EXCLUSIVE LISTINGS

## AUGUST 2019



### 228<sup>th</sup> St Industrial Park

8441-8483 S 228<sup>th</sup> St  
Kent, WA 98031

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **2,100 SF**  
Office SF: **250 SF**  
Divisible: **No**  
Zoning: **GCMU**  
Cl Ht: **14'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.71 SF/Mo**  
Office Rate: **\$0.75 SF/Mo**  
Est. NNN Rate: **\$0.26 SF/Mo**  
Comments: **Corner location.  
Abundant power.**

**Dave Dunn, CCIM**  
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**Jeff Crane**  
(206) 336-5336  
[jcrane@andoverco.com](mailto:jcrane@andoverco.com)



### O'Brien Commerce Center - Ste 112

7405 S 212<sup>th</sup> St  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **January 1, 2020**

Total SF Available: **2,092 SF**  
Office SF: **±700 SF**  
Divisible: **No**  
Zoning: **M3**  
Cl Ht: **16'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.95**  
Office Rate: ---  
Est. NNN Rate: **\$0.29**  
Comments: **Incredibly rare  
industrial space centrally  
located, 50 yard line in Kent.**

**Shane Mahvi**  
(206) 336-5338  
[smahvi@andoverco.com](mailto:smahvi@andoverco.com)

**Jake Monroe**  
(206) 357-5482  
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**Jeff Crane**  
(206) 357-5482  
[jcrane@andoverco.com](mailto:jcrane@andoverco.com)

**Brian Bruininks, CCIM**  
(206) 3336-5324  
[bbruininks@andoverco.com](mailto:bbruininks@andoverco.com)



### Campus Park - Bldg 2, Ste 208

1020 S 344<sup>th</sup> St  
Federal Way, WA 98003

Listing Type: **For Lease**  
Available: **September 1, 2019**

Total SF Available: **2,035 SF**  
Office SF: **569 SF**  
Divisible: **No**  
Zoning: **BP**  
Cl Ht: **14'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.85 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.30 SF/Mo**  
Comments: **Ideal for  
light manufacturing and  
distribution with small  
office.**

**Arne Svendsen**  
(206) 336-5331  
[asvendsen@andoverco.com](mailto:asvendsen@andoverco.com)

# INDUSTRIAL EXCLUSIVE LISTINGS

## AUGUST 2019



### **O'Brien Commerce Center - Ste 111**

7405 S 212<sup>th</sup> St  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **January 1, 2020**

Total SF Available: **2,085 SF**  
Office SF: **Minimal**  
Divisible: **No**  
Zoning: **M3**  
Cl Ht: **16'**  
GL: **2**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.95**  
Office Rate: ---  
Est. NNN Rate: **\$0.29**  
Comments: **Incredibly rare  
industrial space centrally  
located, 50 yard line in Kent.**

**Shane Mahvi**  
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**Jeff Crane**  
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(206) 3336-5324  
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### **Campus Park - Bldg 1, Ste 106**

1020 S 344<sup>th</sup> St  
Federal Way, WA 98003

Listing Type: **For Lease**  
Available: **October 1, 2019**

Total SF Available: **1,907 SF**  
Office SF: **601 SF**  
Divisible: **No**  
Zoning: **BP**  
Cl Ht: **14'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.85 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.30 SF/Mo**  
Comments: **Ideal for  
light manufacturing and  
distribution with small  
office.**

**Arne Svendsen**  
(206) 336-5331  
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### **Park 222 - Building A**

22222 84<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: **For Lease**  
Available: **Now**

Total SF Available: **1,750 SF**  
Office SF: **750 SF**  
Zoning: **M1C**  
Cl Ht: **14'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.82 SF/Mo**  
Office Rate: **\$1.00 SF/Mo**  
Est. NNN Rate: **\$0.29 SF/Mo**  
Comments: **Abundant  
parking. Near freeway  
interchange of SR-167 and S  
288<sup>th</sup> St.**

**Dave Dunn, CCIM**  
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