

INDUSTRIAL EXCLUSIVE LISTINGS

OCTOBER 2019



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**
Cl 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



Van Doren's Landing - Flow Building

23500 64th Ave S
Kent, WA 98032

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

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

Shell Rate: **\$0.65 SF/Mo**
Office Rate: **\$0.90 SF/Mo**
Est. NNN Rate: **\$0.21 SF/Mo**
Comments: **Five (5) ton bridge crane, insulated. Upgraded lighting, 600 amps, 277/480v 3-phase power. Upgrades to the entry and market ready work underway.**

Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Shane Mahvi
(206) 336-5338
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



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**
CI 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



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**
CI 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

Arne Svendsen
(206) 336-5331
asvendsen@andoverco.com



South Alaska Building

96 S Alaska St
Seattle, WA 98134

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

Total SF Available: **20,832 SF**
Office SF: **448 SF**
Divisible: **No**
Zoning: **IG1 U85**
CI Ht: **28'**
GL: **1**
DH: **0**
RR: **No**

Shell Rate: ---
Office Rate: ---
Est. NNN Rate: ---
Comments: **New listing! Contact broker for sale price and/or rates.**

Bruce Clarkson
(206) 336-5332
bclarkson@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



**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**
Cl 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 - 1st floor, 1,925 SF - 2nd floor).**

Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Arne Svendsen
(206) 336-5331
asvendsen@andoverco.com



Olsen Building

22 42nd 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**
Cl 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). Work being completed now. Market Ready!**

Brian Bruininks, CCIM
(206) 336-5324
bbruininks@andoverco.com

Shane Mahvi
(206) 336-5338
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**
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: **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

Arne Svendsen
(206) 336-5331
asvendsen@andoverco.com



West Valley @ S 212th

21214 66th Ave S
Kent, WA 98032

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

Total SF Available: **11,000 SF**
Office SF: **596 SF**
Divisible: **No**
Zoning: **MIC**
Cl Ht: **30'**
GL: **1**
DH: **0**
RR: **No**

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

Comments: **Fully sprinklered
- ESFR system. Contact
broker for lease rates.**

George Rockwell, SIOR
(206) 679-7625
grockwell@andoverco.com



Auburn 400 Industrial Park

1620 Industry Dr
Auburn, WA 98001

Listing Type: **For Lease**
Available: **With 30 days notice**

Total SF Available: **9,661 SF**
Office SF: **1,497 SF**
Divisible: **No**
Zoning: **M2**
Cl 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



**West Park Corporate
Campus - D108**

8531 S 222nd St
Kent, WA 98031

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

Total SF Available: **9,248 SF**
Office SF: **1,441 SF**
Divisible: **No**
Zoning: **CM1**
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: **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
(206) 336-5324
bbruininks@andoverco.com

Arne Svendsen
(206) 336-5331
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**
CI 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



**Clay St Business Park I -
Ste B1**

116 Clay St NW
Auburn, WA 98001

Listing Type: **For Lease**
Available: **Pending**

Total SF Available: **7,320 SF**
Office SF: **1,000**
Divisible: **No**
Zoning: **M1**
CI Ht: **24'**
GL: **1**
DH: **2**
RR: **No**

Shell Rate: **\$0.75**
Office Rate: **N/A**
Est. NNN Rate: **\$0.186**

Comments: **Small warehouse spaces with dock high and grade level loading.**

Jeff Crane
(206) 357-5482
jcrane@andoverco.com

Brian Bruininks, CCIM
(206) 3336-5324
bbruininks@andoverco.com

INDUSTRIAL EXCLUSIVE LISTINGS

OCTOBER 2019



**Campus Park - Bldg 1,
Ste 109**

1020 S 344th 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



**O'Brien Commerce
Center - Ste 112**

7405 S 212th 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**
CI 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

Jeff Crane
(206) 357-5482
jcrane@andoverco.com

Jake Monroe
(206) 357-5482
jmonroe@andoverco.com

Brian Bruininks, CCIM
(206) 3336-5324
bbruininks@andoverco.com



**Campus Park - Bldg 2,
Ste 208**

1020 S 344th St
Federal Way, WA 98003

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

Total SF Available: **2,035 SF**
Office SF: **569 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

INDUSTRIAL EXCLUSIVE LISTINGS

OCTOBER 2019



O'Brien Commerce Center - Ste 111

7405 S 212th 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**
CI 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
(206) 336-5338
smahvi@andoverco.com

Jeff Crane
(206) 357-5482
jcrane@andoverco.com

Jake Monroe
(206) 357-5482
jmonroe@andoverco.com

Brian Bruininks, CCIM
(206) 3336-5324
bbruininks@andoverco.com



Campus Park - Bldg 1, Ste 106

1020 S 344th St
Federal Way, WA 98003

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

Total SF Available: **1,907 SF**
Office SF: **601 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



Park 222 - Building A

22222 84th Ave S
Kent, WA 98032

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

Total SF Available: **1,750 SF**
Office SF: **750 SF**
Zoning: **M1C**
CI 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 288th St.**

Dave Dunn, CCIM
(206) 336-5326
ddunn@andoverco.com