



### Algona I Distribution Center

650-654 Milwaukee Ave N  
Algona, WA 98001

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

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)



### Connell Building

24602 Pacific Hwy S  
Kent, WA 98032

Listing Type: **Investment Sale**  
Available: **Now**

Total SF Available: **60,140 SF**  
Office SF: ---  
Zoning: **CM2**  
CI Ht: **14'-22'**  
GL: **3**  
DH: **5**  
RR: **No**

Sale Price: **\$8,500,000**  
Comments: **100% leased. Heavy power, sprinklered, paved/fenced yard, multi-tenant facility, and easy access to highways/freeways.**

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



### Van Doren's Landing - Flow Building

23500 64<sup>th</sup> 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**  
CI 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**  
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[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: ---

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 and date available.**

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



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

3500 W Valley Hwy N  
Auburn, WA 98001

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

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 - 1<sup>st</sup> floor, 1,925 SF - 2<sup>nd</sup> floor). Can be combined with Suite B104.**

**Arne Svendsen**  
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### **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**  
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**  
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# INDUSTRIAL EXCLUSIVE LISTINGS

## NOVEMBER 2019



### West Park Corporate Campus - **B104**

3500 W Valley Hwy N  
Auburn, WA 98001

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

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. Can be combined with  
Suite B105.**

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### West Valley @ S 212<sup>th</sup>

21214 66<sup>th</sup> 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](mailto:grockwell@andoverco.com)



### Park 76

22437 76<sup>th</sup> Ave S  
Kent, WA 98032

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

Total SF Available: **10,150 SF**  
Office SF: **1,100 SF**  
Zoning: **M3**  
Cl Ht: **24'**  
GL: **0**  
DH: **3**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.195 SF/Mo**

Comments: **Fully sprinklered  
and above standard power.**

**Dave Dunn, CCIM**  
(206) 336-5326  
[ddunn@andoverco.com](mailto:ddunn@andoverco.com)

# INDUSTRIAL EXCLUSIVE LISTINGS

## NOVEMBER 2019



### 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](mailto:dbaumer@andoverco.com)



### South Lander Business Park

2454 Occidental Ave S  
Seattle, WA 98134

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

Total SF Available: **9,430 SF**  
Office SF: **2,500 SF**  
Divisible: **No**  
Zoning: **IG1 U85**  
Cl Ht: **14'**  
GL: **1**  
DH: **4**  
RR: **No**

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

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



### West Park Corporate Campus - D109

3500 W Valley Hwy N  
Auburn, WA 98001

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

Total SF Available: **9,218 SF**  
Office SF: **1,500 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  
1,500 SF of office. Excellent  
access and proximity to I-5,  
SR-18 and Hwy-167.**

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# INDUSTRIAL EXCLUSIVE LISTINGS

## NOVEMBER 2019



### 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](mailto:dabaumer@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**

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**Brian Bruininks, CCIM**

(206) 3336-5324

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### Campus Park - Bldg 1, Ste 109

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

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

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)



### **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: **617 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**  
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### **Campus Park - Bldg 3, Ste 302**

1112 S 344<sup>th</sup> St  
Federal Way, WA 98003

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

Total SF Available: **2,075 SF**  
Office SF: **686 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**  
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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: **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.**

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# INDUSTRIAL EXCLUSIVE LISTINGS

## NOVEMBER 2019



### **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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