

INDUSTRIAL EXCLUSIVE LISTINGS

DECEMBER 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: **\$0.65 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.**

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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**
Cl 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.**

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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.**

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**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**
CI 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.**

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3601 Building

3601 W Marginal Way SW
Seattle, WA 98106

Listing Type: **For Sale**
Available: **July 1, 2020**

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

Sale Price: ---
Comments: **Leased through June of 2020. Excellent exposure to W Marginal Way SW. Contact broker for Sale Price and date available.**

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Bloch Steel Building

96 S Alaska St
Seattle, WA 98134

Listing Type: **For Sale OR Lease**
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: **Highly visible from 1st Ave S. Easily accessible to all the major freeways. Contact broker for sale price and/or rates.**

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

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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 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.**

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Park 76

22437 76th Ave S
Kent, WA 98032

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

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
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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
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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.**

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West Park Corporate Campus - **D109**

3500 W Valley Hwy N
Auburn, WA 98001

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

Total SF Available: **9,370 SF**
Office SF: **1,200 SF**
Divisible: **No**
Zoning: **M1, Auburn**
Cl Ht: **30'**
GL: **1**
DH: **2**
RR: **No**

Shell Rate: **\$0.70 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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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.**

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Clay St Business Park II - Unit **A5**

201-245 Clay St NW
Auburn, WA 98001

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

Total SF Available: **3,484 SF**
Office SF: **700 SF**
Divisible: **No**
Zoning: **M1, Auburn**
Cl Ht: **16'**
GL: **1**
DH: **0**
RR: **No**

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

Comments: **Central Kent
Valley Location. High-quality
construction. Sprinklered
building. Flexible terms.**

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Campus Park - Bldg 1, Ste 109

1020 S 344th 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**
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.**

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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: **617 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.**

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Campus Park - Bldg 3, Ste 302

1112 S 344th 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**
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.**

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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**
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.**

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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**
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
288th St.**

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