

INDUSTRIAL EXCLUSIVE LISTINGS

JANUARY 2020



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: **\$0.65 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**
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.**

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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**
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.**

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INDUSTRIAL EXCLUSIVE LISTINGS

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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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East Park - Ste A

4530 B St NW
Auburn, WA 98001

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

Total SF Available: **14,886 SF**
Office SF: **1,275 SF**
Divisible: **No**
Zoning: **M1**
CI Ht: **24'**
GL: **3**
DH: **3**
RR: **No**

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

Comments: **Sublease through 10/31/2022. Drive-thru loading capability. End cap with abundant parking. Contact brokers for rates.**

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North Valley Business Park

17640 W Valley Hwy
Tukwila, WA 98188

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

Total SF Available: **13,484 SF**
Office SF: **863 SF**
Divisible: **No**
Zoning: **C/LI**
CI Ht: **24'**
GL: **3**
DH: **4**
RR: **No**

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

Comments: **Prime North Kent Valley Location on West Valley Highway. Contact broker for rental rates.**

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VM Building

11208 62nd Ave E
Puyallup, WA 98373

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

Total SF Available: **11,000 SF**
Office SF: **8,000 SF**
Divisible: **No**
Zoning: **CE**
CI Ht: **24'**
GL: **1**
DH: **0**
RR: **No**

Sale Price: **\$1,499,000**
Comments: **Flexible reconfiguration opportunity! Space currently includes ± 2,200 SF of warehouse, ± 800 SF of production, and ± 8,000 SF of office. See Marketing Brochure for the Proposed Reconfiguration.**

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INDUSTRIAL EXCLUSIVE LISTINGS

JANUARY 2020



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**
CI 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: **Pending**
Available: **Now**

Total SF Available: **10,150 SF**
Office SF: **1,100 SF**
Zoning: **M3**
CI 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**
CI 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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INDUSTRIAL EXCLUSIVE LISTINGS

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NEW

West Park Corporate Campus - D102

3500 W Valley Hwy N
Auburn, WA 98001

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

Total SF Available: **9,370 SF**
Office SF: **2,500 SF**
Divisible: **No**
Zoning: **M1, Auburn**
CI Ht: **30'**
GL: **2**
DH: **1**
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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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: **1,200 SF**
Divisible: **No**
Zoning: **M1, Auburn**
CI 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**
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.**

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O'Brien Commerce Center - Ste 101

7405 S 212th St
Kent, WA 98032

Listing Type: **For Lease**
Available: **February 2020**

Total SF Available: **4,669 SF**
Office SF: **1,185 SF**
Divisible: **No**
Zoning: **M3**
CI Ht: **16'**
GL: **3**
DH: **0**
RR: **No**

Shell Rate: **\$1.10**
Office Rate: ---
Est. NNN Rate: **\$0.29**
Comments: **Incredibly rare industrial/quasi-retail space centrally located, 50 yard line in Kent.**

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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**
CI 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 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**
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

JANUARY 2020



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: **Pending**
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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