

# INDUSTRIAL EXCLUSIVE LISTINGS

## FEBRUARY 2020



### Algona I Distribution Center

650-654 Milwaukee Ave N  
Algona, WA 98001

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

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.**

**Brian Bruininks, CCIM**  
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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.**

**Jeff Crane**  
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### 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: **\$0.22 SF/Mo**

Comments: **Five (5) ton bridge crane, insulated. Upgraded lighting, 600 amps, 277/480v 3-phase power. Upgrades to the entry coming April 2020. 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.**

**George Rockwell, SIOR**  
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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.**

**Bruce Clarkson**  
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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 1<sup>st</sup> Ave S. Easily accessible to all the major freeways. Contact broker for sale price and/or rates.**

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# INDUSTRIAL EXCLUSIVE LISTINGS

## FEBRUARY 2020



### 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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### Van Doren's Landing - Bldg C

22613 66<sup>th</sup> Ave S  
Kent, WA 98032

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

Total SF Available: **13,741 SF**  
Office SF: **5,700 SF**  
Divisible: **No**  
Zoning: **M1**  
CI Ht: **18'**  
GL: **1**  
DH: **2**  
RR: **No**

Shell Rate: **\$0.75 SF/Mo**  
Office Rate: **\$0.95 SF/Mo**  
Est. NNN Rate: **\$0.33 SF/Mo**

Comments: **Professional business environment. Centrally located with access to all major freeways. Possibly available sooner, contact brokers for more details.**

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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.**

**George Rockwell, SIOR**  
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### VM Building

11208 62<sup>nd</sup> 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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### 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**  
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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### 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.**

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# INDUSTRIAL EXCLUSIVE LISTINGS

## FEBRUARY 2020



### 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**  
Cl 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 - **A103**

1220 37<sup>th</sup> St NW  
Auburn, WA 98001

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

Total SF Available: **9,301 SF**  
Office SF: **2,369 SF**  
Divisible: **See Comments**  
Zoning: **M1, Auburn**  
Cl 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: **Office can be reduced to 1,397 SF. 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 I - Unit A1

116 Clay St NW  
Auburn, WA 98001

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

Total SF Available: **6,533 SF**  
Office SF: **840 SF**  
Divisible: **No**  
Zoning: **M1, Auburn**  
CI Ht: **24'**  
GL: **1**  
DH: **2**  
RR: **No**

Shell Rate: **\$0.85 SF/Mo**  
Office Rate: ---  
Est. NNN Rate: **\$0.186 SF/Mo**  
Comments: **Central Kent Valley Location. High-quality construction. Sprinklered building. Flexible terms.**

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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 305+306

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

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

Total SF Available: **2,604 SF**  
Office SF: **1,140 SF**  
Divisible: **1,140 & 1,194 SF**  
Zoning: **BP**  
CI Ht: **14'**  
GL: **1**  
DH: **0**  
RR: **No**

Shell Rate: **\$0.88 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

## FEBRUARY 2020



**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**  
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 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**  
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 84<sup>th</sup> 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  
288<sup>th</sup> St.**

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