

INDUSTRIAL EXCLUSIVE LISTINGS

MARCH 2020



Algona I Distribution Center - Entire Building

650-654 Milwaukee Ave N
Algona, WA 98001

Listing Type: **For Lease**
Available: **See Comments**

Total SF Available: **200,401 SF**
Office SF: **Up to 22,312 SF**
Divisible: **Yes**
Zoning: **M1, Algona**
CI Ht: **24'**
GL: **4**
DH: **19**
RR: **Yes**

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

Comments: **Contact broker for rates. 106,427 SF available now, 93,974 SF available 9/1/2020. Landlord would consider removing a portion of the office on the west end. Heavy power.**

Brian Bruininks, CCIM
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Algona I Distribution Center - Stes 650+652

650-652 Milwaukee Ave N
Algona, WA 98001

Listing Type: **For Lease**
Available: **See Comments**

Total SF Available: **153,454 SF**
Office SF: **Up to 22,312 SF**
Divisible: **Yes**
Zoning: **M1, Algona**
CI Ht: **24'**
GL: **2**
DH: **15**
RR: **Yes**

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

Comments: **Contact broker for rates. Suite 652 available now, Suite 650 available September 1, 2020. Landlord would consider removing a portion of the office on the west end.**

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Algona I Distribution Center - Stes 652+654

652-654 Milwaukee Ave N
Algona, WA 98001

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

Total SF Available: **106,427 SF**
Office SF: **4,271 SF**
Divisible: **Yes**
Zoning: **M1, Algona**
CI Ht: **24'**
GL: **3**
DH: **10**
RR: **Yes**

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

Comments: **Contact broker for rates. Available now. Heavy power.**

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INDUSTRIAL EXCLUSIVE LISTINGS

MARCH 2020



Algona I Distribution Center - Ste 650

650 Milwaukee Ave N
Algona, WA 98001

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

Total SF Available: **93,974 SF**
Office SF: **Up to 18,041 SF**
Divisible: **No**
Zoning: **M1, Algona**
CI Ht: **24'**
GL: **1**
DH: **9**
RR: **Yes**

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

Comments: **Contact broker for rates. Total office can be reduced to approximately 10,440 SF. Available 9/1/20. Sublease until 7/31/22. Longer term possible direct with the Landlord.**

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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: **\$8,000,000**

Comments: **100% leased. Heavy power, sprinklered, paved/fenced yard, multi-tenant facility, and easy access to highways/freeways. Price reduced.**

Jeff Crane
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Van Doren's Landing - Flow Bldg

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: **\$0.22 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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**Algona I Distribution
Center - Ste 654**

654 Milwaukee Ave N
Algona, WA 98001

Listing Type: **For Lease**
Available: **See Comments**

Total SF Available: **46,947**
Office SF: **2,934 SF**
Divisible: **No**
Zoning: **M1, Algona**
CI Ht: **24'**
GL: **2**
DH: **4**
RR: **Yes**

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

Comments: **Contact broker for rates. Landlord will not consider leasing Suite 654 separately unless Suites 650 & 652 have been leased beforehand.**

Brian Bruininks, CCIM
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Custom Plus Building

49 37th St NW
Auburn, WA 98001

Listing Type: **For Sale or Lease**
Available: **August 1, 2020**

Total SF Available: **44,295 SF**
Office/Showroom SF: **Approx. 9,000 SF**
Zoning: **M1**
CI Ht: **23'**
GL: **2**
DH: **8**
RR: **No**

Sale Price: ---
Comments: **Contact broker for sale and lease rate. Corporate image stand alone building with separate large truck load court and office parking. Newly completed office with training and flex showroom area.**

Bruce Clarkson
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**Van Doren's Landing -
Bldg B, Ste B+C+D**

22404-22416 66th Ave S
Kent, WA 98032

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

Total SF Available: **35,940 SF**
Office SF: **19,612 SF**
Divisible: **Yes**
Zoning: **M1**
CI Ht: **18'-22'**
GL: **1**
DH: **10**
RR: **No**

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

Comments: **Includes approximately 7,373 SF 2nd floor office+500 SF of 2nd mezzanine common area. Possibly available sooner, contact brokers for more details.**

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**M-3 Business Center -
Bldg 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
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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**
Cl 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.**
Owner/User

Bruce Clarkson
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**Van Doren's Landing -
Bldg B, Ste C+D**

22404-22416 66th Ave S
Kent, WA 98032

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

Total SF Available: **24,786 SF**
Office SF: **11,382 SF**
Divisible: **Yes**
Zoning: **M1**
Cl Ht: **18'-22'**
GL: **1**
DH: **6**
RR: **No**

Shell Rate: **\$0.75 SF/Mo**
Office Rate: **\$0.95 SF/Mo**
Est. NNN Rate: **\$0.33 SF/Mo**
Comments: **Includes 2,567 SF 2nd floor office+portion of common area. Possibly available sooner, contact brokers for more details.**

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**Van Doren's Landing -
Bldg B, Ste B+C**

22404-22416 66th Ave S
Kent, WA 98032

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

Total SF Available: **23,549 SF**
Office SF: **15,446 SF**
Divisible: **Yes**
Zoning: **M1**
CI Ht: **22'**
GL: **0**
DH: **8**
RR: **No**

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

Comments: **Includes approximately 7,373 SF 2nd floor office + 500 SF of 2nd mezzanine common area. Possibly available sooner, contact brokers for more details.**

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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.**

Bruce Clarkson
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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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MARCH 2020



Prologis Park Renton - Renton 6

720 Thomas Ave SW
Renton, WA 98057

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

Total SF Available: **14,400 SF**
Office SF: **1,468 SF**
Divisible: **No**
Zoning: **LI**
CI Ht: **22'**
GL: **0**
DH: **4**
RR: **No**

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

Comments: **Landlord to install LED lighting, no city of Seattle B&O tax. North of I-405. Great freeway access. Contact broker for rates.**

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Van Doren's Landing - Bldg C

22613 66th 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: **Now**

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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INDUSTRIAL EXCLUSIVE LISTINGS

MARCH 2020



**Van Doren's Landing -
Bldg B, Ste C**

22404-22416 66th Ave S
Kent, WA 98032

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

Total SF Available: **12,395 SF**
Office SF: **6,462 SF**
Divisible: **No**
Zoning: **M1**
CI Ht: **22'**
GL: **0**
DH: **4**
RR: **No**

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

Comments: **Climate controlled
warehouse/assembly/
production/R&D space.
Possibly available sooner,
contact brokers for more
details.**

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**Van Doren's Landing -
Bldg B, Ste D**

22404-22416 66th Ave S
Kent, WA 98032

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

Total SF Available: **12,391 SF**
Office SF: **4,166 SF**
Divisible: **No**
Zoning: **M1**
CI Ht: **18'-22'**
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: **South-end of
building. Mix of open area
and private offices. Possibly
available sooner, contact
brokers for more details.**

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**Van Doren's Landing -
Bldg B, Ste B**

22404-22416 66th Ave S
Kent, WA 98032

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

Total SF Available: **11,154 SF**
Office SF: **8,230 SF**
Divisible: **No**
Zoning: **M1**
CI Ht: **22'**
GL: **0**
DH: **4**
RR: **No**

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

Comments: **Climate controlled
warehouse/assembly/
production/R&D space.
Possibly available sooner,
contact brokers for more
details.**

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INDUSTRIAL EXCLUSIVE LISTINGS

MARCH 2020



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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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.**

George Rockwell, SIOR
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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

MARCH 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**
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 - **A103**

1220 37th 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**
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: **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**
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
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Cumberland Industrial Center

6839 S 220th St
Kent, WA 98032

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

Total SF Available: **7,344 SF**
Office SF: **788 SF**
Divisible: **No**
Zoning: **M1**
Cl Ht: **16'**
GL: **2**
DH: **0**
RR: **No**

Shell Rate: **\$0.66 SF/Mo**
Office Rate: ---
Est. NNN Rate: **\$0.27 SF/Mo**
Comments: **Industrial/
flex manufacturing space
located on West Valley
Highway. Current lease
expires 01/31/2021.**

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Clay St Business Park II - Unit A5

201-245 Clay St NW
Auburn, WA 98001

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

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.**

Jake Monroe
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Jeff Crane
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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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INDUSTRIAL EXCLUSIVE LISTINGS

MARCH 2020



O'Brien Commerce Center

7405 S 212th St
Kent, WA 98032

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

Total SF Available: **2,075 SF**
Office SF: **330 SF**
Divisible: **No**
Zoning: **M3**
Cl Ht: **16'**
GL: **2**
DH: **0**
RR: **No**

Shell Rate: **\$0.95 SF/Mo**
Office Rate: ---
Est. NNN Rate: **\$0.29 SF/Mo**
Comments: **Incredibly rare industrial space centrally located, 50-yard line in Kent; the project supports a wide variety of tenants and uses.**

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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 - Bldg 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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INDUSTRIAL EXCLUSIVE LISTINGS

MARCH 2020



**Campus Park - Bldg 3,
Ste 305**

1112 S 344th St
Federal Way, WA 98003

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

Total SF Available: **1,275 SF**

Office SF: **560 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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