

# Industrial Exclusive Listings

## August 2020



Virtual Tour

**Algona I Distribution Center**  
Entire Building

650-654 Milwaukee Ave N  
Algona, WA 98001

Listing Type: Lease  
Available: See Comments

Total SF Available: 200,401 SF

Office SF: ± 22,312 SF  
Divisible To: 153,454 SF  
106,427 SF  
93,974 SF  
Zoning: M1  
Clearance: 24'  
Dock Doors: 19  
Grade Doors: 4

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

Comments: 106,437 SF available  
now. 93,974 SF available  
09/01/2020. Landlord will  
consider removing a portion of  
the office on the west end. Heavy  
power. Contact broker for rates.

**Brian Bruininks, CCIM**  
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Virtual Tour

**Algona I Distribution Center**  
Stes 650+652

650-652 Milwaukee Ave N  
Algona, WA 98001

Listing Type: Lease  
Available: See Comments

Total SF Available: 153,454 SF

Office SF: ± 22,312 SF  
Divisible To: 93,974 SF  
Zoning: M1  
Clearance: 24'  
Dock Doors: 15  
Grade Doors: 2

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

Comments: Ste 652 (59,480 SF) available  
now. Ste 650 (93,974 SF)  
available 09/01/2020. Landlord  
will consider removing a portion  
of the office on the west end.  
Contact broker for rates.

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Virtual Tour

**Algona I Distribution Center**  
Stes 652+654

652-654 Milwaukee Ave N  
Algona, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 106,427 SF

Office SF: 4,271 SF  
Divisible To: -  
Zoning: M1  
Clearance: 24'  
Dock Doors: 10  
Grade Doors: 3

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

Comments: Market ready work completed  
including remodeled office on east  
end, new LED lighting throughout.  
Yard available on east end. Heavy  
power. Contact broker for further  
details and rates.

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# Industrial Exclusive Listings

## August 2020



**Algona I Distribution Center**  
Ste 650

650 Milwaukee Ave N  
Algona, WA 98001

Listing Type: Lease  
Available: See Comments

Total SF Available: 93,974 SF

Office SF: ± 18,041 SF  
Divisible To: -  
Zoning: M1  
Clearance: 24'  
Dock Doors: 9  
Grade Doors: 1

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

Comments: Total office can be reduced to approximately 10,440 SF. Available 09/01/2020. Sublease until 07/31/2022. Longer term possible direct with Landlord. Contact broker for rates.

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**Connell Bldg**

24602 Pacific Hwy S  
Kent, WA 98032

Listing Type: Investment Sale  
Available: Now

Total SF Available: 60,140 SF

Office SF: -  
Divisible To: -  
Zoning: CM2  
Clearance: 14'-22'  
Dock Doors: 5  
Grade Doors: 3

Sale Price: \$8,000,000.00

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

**Jeff Crane**  
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**Van Doren's Landing**  
Flow Bldg

23500 64<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 55,850 SF

Office SF: 8,004 SF  
Divisible To: -  
Zoning: M1  
Clearance: 24'  
Dock Doors: 16  
Grade Doors: 3

Shell Rate: \$0.65 SF/Mo  
Office Rate: \$0.90 SF/Mo  
Est. NNN Rate: \$0.22 SF/Mo

Comments: Adjacent sublease could add up to 37,000 SF (6,000 SF office and 31,000 SF warehouse). Total SF could be 92,850 SF. Contact brokers for further information.

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## August 2020



Virtual Tour

**Custom Plus Bldg**

49 37<sup>th</sup> St NW  
Auburn, WA 98001

Listing Type: Owner/User Sale  
Available: Now

Total SF Available: 44,295 SF

Office SF: ± 6,500 SF  
Divisible To: -  
Zoning: M1  
Clearance: 23'  
Dock Doors: 8  
Grade Doors: 2

Sale Price: \$8,750,000.00

Comments: Class-A industrial warehouse. New high-quality office and building components. Stand-alone fenced loading area and yard. Attention to detail throughout. Excellent corporate headquarters for owner/user market.

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New

**Park 222  
Bldg B**

8429 S 222<sup>nd</sup> St  
Kent, WA 98032

Listing Type: Lease  
Available: 01/01/2021

Total SF Available: 38,965 SF

Office SF: 2,300 SF  
Divisible To: -  
Zoning: M1C  
Clearance: 24'  
Dock Doors: 18 (6 are van high)  
Grade Doors: 1

Shell Rate: \$0.70 SF/Mo  
Office Rate: \$1.00 SF/Mo  
Est. NNN Rate: -

Comments: Plenty of truck maneuvering area. 3-phase power.

**Dave Dunn, CCIM**  
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**Van Doren's Landing  
Bldg B - Ste B+C+D**

22404-22416 64<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: 09/01/2020

Total SF Available: 35,940 SF

Office SF: 19,612 SF  
Divisible To: 12,395 SF  
12,391 SF  
11,154 SF  
Zoning: M1  
Clearance: 18'-22'  
Dock Doors: 10  
Grade Doors: 1

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 of 2<sup>nd</sup> floor office + 500 SF of 2<sup>nd</sup> floor mezzanine/common area. Possibly available sooner. Contact brokers for further information.

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# Industrial Exclusive Listings

## August 2020



### Fraser Marine Bldg

3601 W Marginal Way SW  
Seattle, WA 98106

Listing Type: Owner/User Sale  
Available: Now

Total SF Available: 26,887 SF

Office SF: -  
Divisible To: -  
Zoning: IG2 U/85  
Clearance: 20'  
Dock Doors: 1  
Grade Doors: 7

Sale Price: -

Comments: Excellent exposure to W Marginal Way SW. Contact broker for sale price and further information.

**Bruce Clarkson**

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Virtual Tour

### Port 106

4774 Ohio Ave S  
Seattle, WA 98134

Listing Type: Sublease  
Available: See Comments

Total SF Available: 26,400 SF

Office SF: ± 4,000 SF  
Divisible To: 12,000 SF  
Zoning: IG1 U/85  
Clearance: 16'  
Dock Doors: Multiple  
Grade Doors: Multiple

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

Comments: Extraordinary build-out for showroom/design offices/production/and warehouse. Approximately 21,000 SF of open warehouse. Contact broker for rates and further information.

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### Van Doren's Landing Bldg B - Ste C+D

22404-22416 64<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: 09/01/2020

Total SF Available: 24,786 SF

Office SF: 11,382 SF  
Divisible To: 12,395 SF  
12,391 SF  
Zoning: M1  
Clearance: 18'-22'  
Dock Doors: 6  
Grade Doors: 1

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

Comments: Includes 2,567 SF of 2<sup>nd</sup> floor office + portion of common area. Possibly available sooner. Contact brokers for further information.

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# Industrial Exclusive Listings

## August 2020



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

22404-22416 64<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: 09/01/2020

Total SF Available: 23,549 SF

Office SF: 15,446 SF  
Divisible To: 12,395 SF  
11,154 SF  
Zoning: M1  
Clearance: 22'  
Dock Doors: 8  
Grade Doors: -

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 of 2<sup>nd</sup> floor office + 500 SF of 2<sup>nd</sup> floor mezzanine/common area. Possibly available sooner. Contact brokers for further information.

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**Bloch Steel Bldg**

96 S Alaska St  
Seattle, WA 98134

Listing Type: Sale and/or Lease  
Available: Now

Total SF Available: 20,832 SF

Office SF: 448 SF  
Divisible To: -  
Zoning: IG1 U/85  
Clearance: 28'  
Dock Doors: -  
Grade Doors: 1

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

Sale Price: -

**Comments:** Highly visible from 1<sup>st</sup> Ave S. Easily accessible to all the major freeways. Contact broker for sale price/rates.

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**5601 2<sup>nd</sup> Ave S**

5601 2<sup>nd</sup> Ave S  
Seattle, WA 98108

Listing Type: Lease  
Available: Now

Total SF Available: 16,400 SF

Office SF: -  
Divisible To: 8,000 SF  
8,400 SF  
Zoning: IG2  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Rate: \$6,200.00 Mo, Gross

**Comments:** Fully fenced, graveled lot in the heart of the Georgetown area. Three (3) separate access gates.

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## August 2020



**M-3 Business Center  
Bldg B**

1000 Andover Park E  
Tukwila, WA 98188

Listing Type: Lease  
Available: Now

Total SF Available: 16,000 SF

Office SF: BTS  
Divisible To: 8,000 SF  
Zoning: TUC  
Clearance: 16'  
Dock Doors: -  
Grade Doors: 6

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 E. Minutes away from Westfield Southcenter Mall.

**George Rockwell, SIOR**  
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**Prologis Park Renton**  
Renton 6 - Ste 720

720 Thomas Ave SW  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 14,400 SF

Office SF: 1,468 SF  
Divisible To: -  
Zoning: LI  
Clearance: 22'  
Dock Doors: 4  
Grade Doors: -

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

Listing Type: Lease  
Available: 09/01/2020

Total SF Available: 13,741 SF

Office SF: 5,700 SF  
Divisible To: -  
Zoning: M1  
Clearance: 18'  
Dock Doors: 2  
Grade Doors: 1

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 further information.

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# Industrial Exclusive Listings

## August 2020



New

### FKG Motorsports Bldg

232 C St NW  
Auburn, WA 98001

Listing Type: Investment Sale  
Available: Now

Total SF Available: 13,556 SF

Office SF: 2,500 SF  
Divisible To: -  
Zoning: M1  
Clearance: 17'  
Dock Doors: 1  
Grade Doors: 1

Sale Price: \$1,800,000.00

Comments: Situated on 33,001 SF of land (2 parcels). New zoning - M1 (light industrial). Covered exterior loading dock/platform. Abundant parking. 3-phase power. Building is currently leased. Contact brokers for further information.

### Arne Svendsen

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### Dave Baumer

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dbaumer@andoverco.com



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

22404-22416 66<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: 09/01/2020

Total SF Available: 12,395 SF

Office SF: 6,462 SF  
Divisible To: -  
Zoning: M1  
Clearance: 22'  
Dock Doors: 4  
Grade Doors: -

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 further information.

### Brian Bruininks, CCIM

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### Shane Mahvi

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### Van Doren's Landing Bldg B - Ste D

22404-22416 66<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: 09/01/2020

Total SF Available: 12,391 SF

Office SF: 4,166 SF  
Divisible To: -  
Zoning: M1  
Clearance: 22'  
Dock Doors: 2  
Grade Doors: 1

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 further information.

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# Industrial Exclusive Listings

## August 2020



**Van Doren's Landing  
Bldg B**

22404-22416 66<sup>th</sup> Ave S  
Kent, WA

Listing Type: Lease  
Available: 09/01/2020

Total SF Available: 11,154 SF

Office SF: 8,230 SF  
Divisible To: -  
Zoning: M1  
Clearance: 22'  
Dock Doors: 4  
Grade Doors: -

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 further  
information.

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Pending

**VM Bldg**

11208 62<sup>nd</sup> Ave E  
Puyallup, WA 98373

Listing Type: Owner/User Sale  
Available: Now

Total SF Available: 11,000 SF

Office SF: 8,000 SF  
Divisible To: -  
Zoning: CE  
Clearance: 24'  
Dock Doors: -  
Grade Doors: 1

Sale Price: \$1,499,000.00

**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 proposed reconfiguration.

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**Park 76**

22423 76<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: 09/01/2020

Total SF Available: 10,950 SF

Office SF: 1,200 SF  
Divisible To: -  
Zoning: M3  
Clearance: 20'  
Dock Doors: 2  
Grade Doors: 1

Shell Rate: \$0.80 SF/Mo  
Office Rate: -  
Est. NNN Rate: \$0.185 SF/Mo

**Comments:** Central location in Kent. Fully  
sprinklered.

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# Industrial Exclusive Listings

## August 2020



**Prologis Park Renton**  
Renton 6 - Ste 1020

1020 Thomas Ave SW  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 9,600 SF

Office SF: 594 SF  
Divisible To: -  
Zoning: LI  
Clearance: 22'  
Dock Doors: 1  
Grade Doors: 1

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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**Dowell Bldg**

760 N Central Ave  
Kent, WA 98032

Listing Type: Sale and/or Lease  
Available: Now

Total SF Available: 8,380 SF

Office SF: -  
Divisible To: -  
Zoning: GCMU  
Clearance: -  
Dock Doors: -  
Grade Doors: -

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

Sale Price: -

Comments: 8,380 SF industrial building situated on 1.5 AC of lit yard. Contact broker for sale price/ rates and further information.

**Dave Baumer**  
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**17750 W Valley Hwy**

17750 W Valley Hwy  
Tukwila, WA 98188

Listing Type: Lease  
Available: Now

Total SF Available: 6,960 SF

Office SF: -  
Divisible To: 2,950 SF  
Zoning: C/LI  
Clearance: 26'-28'  
Dock Doors: -  
Grade Doors: -

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

Comments: Mezzanine office and storage assembly space. Contact broker for rates.

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# Industrial Exclusive Listings

## August 2020



**Thermal Supply Bldg  
Unit 2**

5467 Pacific Fern Dr  
Ferndale, WA 98248

Listing Type: Lease  
Available: Now

Total SF Available: 5,852 SF

Office SF: BTS  
Divisible To: -  
Zoning: -  
Clearance: 23'-28'  
Dock Doors: -  
Grade Doors: 1

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

Comments: New construction. Contact broker for rates and further information.

**Jake Monroe**

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**Auto-Chlor Bldg  
Bldg B**

2310 112<sup>th</sup> St SW  
Everett, WA 98204

Listing Type: Lease  
Available: Now

Total SF Available: 4,900 SF

Office SF: -  
Divisible To: -  
Zoning: BP  
Clearance: 16'  
Dock Doors: -  
Grade Doors: -

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

Comments: Clear-span warehouse. Conveniently located near Hwy-99 and Paine Field. Contact broker for rates and further information.

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**O'Brien Commerce Center  
Ste 124+125**

7405 S 212<sup>th</sup> St  
Kent, WA 98032

Listing Type: Lease  
Available: 11/01/2020

Total SF Available: 4,651 SF

Office SF: 363 SF  
Divisible To: -  
Zoning: M3  
Clearance: 16'  
Dock Doors: -  
Grade Doors: 6

Shell Rate: \$0.95 SF/Mo  
Office Rate: -  
Est. NNN Rate: \$0.29 SF/Mo

Comments: Rare industrial space centrally located in Kent. Drive-thru capability. Demising wall can also be removed.

**Shane Mahvi**

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*Jeff Crane & Brian Bruininks, CCIM are also included on this listing.*

# Industrial Exclusive Listings

## August 2020



**O'Brien Commerce Center**  
Ste 103

7405 S 212<sup>th</sup> St  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 3,722 SF

Office SF: ± 300 SF  
Divisible To: -  
Zoning: M3  
Clearance: 16'  
Dock Doors: -  
Grade Doors: 1

Shell Rate: \$0.95 SF/Mo  
Office Rate: -  
Est. NNN Rate: \$0.29 SF/Mo

Comments: Rare industrial space centrally located in Kent. S 212<sup>th</sup> frontage.

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*Jeff Crane & Brian Bruininks, CCIM are also included on this listing.*



**Campus Park**  
Bldg 2 - Ste 203

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

Listing Type: Lease  
Available: Now

Total SF Available: 2,047 SF

Office SF: 592 SF  
Divisible To: -  
Zoning: BP  
Clearance: 14'  
Dock Doors: -  
Grade Doors: 1

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 2 - Ste 205

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

Listing Type: Lease  
Available: Now

Total SF Available: 2,044 SF

Office SF: 690 SF  
Divisible To: -  
Zoning: BP  
Clearance: 14'  
Dock Doors: -  
Grade Doors: 1

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

## August 2020



**Park 222**  
Bldg A

22222 84<sup>th</sup> Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 1,750 SF

Office SF: 750 SF  
Divisible To: -  
Zoning: M1C  
Clearance: 14'  
Dock Doors: -  
Grade Doors: 1

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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