

Industrial Exclusive Listings

September 2020



Virtual Tour

Algona I Distribution Center
Entire Building

650-654 Milwaukee Ave N
Algona, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 200,401 SF

Office SF: ± 22,750 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: Landlord will consider removing a portion of the office on the west end. Heavy power. Contact broker for rates.

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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: Now

Total SF Available: 153,454 SF

Office SF: ± 22,750 SF
Divisible To: 93,974 SF
Zoning: M1
Clearance: 24'
Dock Doors: 15
Grade Doors: 2

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

Comments: 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: 4,709 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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Algona I Distribution Center
Ste 650

650 Milwaukee Ave N
Algona, WA 98001

Listing Type: Lease
Available: Now

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. 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.

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Van Doren's Landing
Flow Bldg

23500 64th 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. Entry improvements underway. May reduce office to approx. 4,800 SF.

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**Park 222
Bldg B**

8429 S 222nd 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.

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

22404-22416 64th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

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 2nd floor office + 500 SF of 2nd floor mezzanine/common area. Contact brokers for further information.

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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.

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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 64th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

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 2nd floor office + portion of common area. Contact brokers for further information.

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

22404-22416 64th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

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 2nd floor office + 500 SF of 2nd floor mezzanine/common area. 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 1st Ave S.
Easily accessible to all the major
freeways. Contact broker for sale
price/rates.

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5601 2nd Ave S

5601 2nd 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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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.

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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 66th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

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. Contact brokers for further information.

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KFG 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.

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Industrial Exclusive Listings

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Van Doren's Landing
Bldg B - Ste C

22404-22416 66th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

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. Contact brokers for
further information.

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Van Doren's Landing
Bldg B - Ste D

22404-22416 66th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

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.
Contact brokers for further
information.

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Van Doren's Landing
Bldg B

22404-22416 66th Ave S
Kent, WA

Listing Type: Lease
Available: Now

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. Contact brokers for
further information.

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Industrial Exclusive Listings

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VM Bldg

11208 62nd 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 76th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

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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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.

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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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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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Industrial Exclusive Listings

September 2020



**Auto-Chlor Bldg
Bldg B**

2310 112th 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 212th 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.

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



Campus Park
Bldg 2 - Ste 205

1020 S 344th 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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Park 222
Bldg A

22222 84th 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 288th St.

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Campus Park
Bldg 1 - Ste 103

34310 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: 01/01/2021

Total SF Available: 1,358 SF

Office SF: 576 SF
Divisible To: -
Zoning: BP
Clearance: 14'
Dock Doors: -
Grade Doors: 1

Shell Rate: \$0.90 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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