

Industrial Exclusive Listings

November 2020



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: 106,427 SF
93,974 SF

Zoning: M1
Clearance: 24'
Dock Doors: 19
Grade Doors: 4

Shell Rate: -
Office Rate: -
Est. NNN Rate: \$0.21

Comments: Landlord will consider removing a portion of the office on the west end. Heavy power. Contact broker for rates.

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Algona I Distribution Center
Ste 654

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: \$0.21

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: \$0.21

Comments: Total office can be reduced to approximately 10,510 SF. Sublease until 07/31/2022. Longer term possible direct with Landlord. Contact broker for rates.

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Virtual Tour

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

Comments: Adjacent sublease could add up to 37,000 SF. Total SF could be 92,850 SF. Entry improvements underway. May reduce office to approx. 4,639 SF. Contact brokers for rates and more information.

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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 66th 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: \$0.32 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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Van Doren's Landing
Bldg B - Ste C+D

22404-22416 66th 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: \$0.32 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 66th 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: \$0.32 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: \$1.00 SF/Mo
Office Rate: -
Est. NNN Rate: -

Sale Price: Contact broker.

Comments: Highly visible from 1st Ave S. Easily accessible to all the major freeways. Contact broker for sale price.

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New

Riverbend Industrial Center
Bldg A

19241 62nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 20,082 SF

Office SF: 8,564 SF
Divisible To: -
Zoning: M1
Clearance: 16.5'-19.5'
Dock Doors: 3
Grade Doors: 1

Shell Rate: \$0.75 SF/Mo
Office Rate: \$0.90 SF/Mo
Est. NNN Rate: \$0.24 SF/Mo

Comments: Freestanding high image industrial flex building. High ceilings. Excellent north Kent location with access to all major freeways.

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Norplex North

111 3rd St NW
Auburn, WA 98001

Listing Type: Lease
Available: 6 month delivery

Total SF Available: 19,280 SF

Office SF: 1,980 SF
Divisible To: -
Zoning: M1
Clearance: -
Dock Doors: 3
Grade Doors: -

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

Comments: PROPOSED - new construction with an open truck dock with ramp. Excellent Auburn location with easy access to SR-167, SR-18, and I-5. Contact broker for more details and rates.

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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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Port 106

4774 Ohio Ave S
Seattle, WA 98134

Listing Type: Sublease
Available: See Comments

Total SF Available: 14,400 SF

Office SF: 3,200 SF
Divisible To: -
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. Contact broker for rates and further information.

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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: \$0.32 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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**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: \$0.32 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: \$0.32 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: \$0.32 SF/Mo

Comments: Climate controlled warehouse/assembly/production/R&D space. Contact brokers for further information.

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Pending

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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New



Park 76

22437 76th Ave S
Kent, WA 98032

Listing Type: Sublease
Available: 30 days' notice

Total SF Available: 10,150 SF

Office SF: 1,100 SF
Divisible To: -
Zoning: M3
Clearance: 24'
Dock Doors: 3
Grade Doors: -

Shell Rate: \$0.85 SF/Mo
Office Rate: -
Est. NNN Rate: -

Comments: Small warehouse space with dock high loading. Fully sprinklered building. Sublease expires 03/01/02023 or direct lease with landlord available. Contact broker for NNN rates.

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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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New



Rainier Place Industrial Condo
Units 8+9

9918 162nd St Ct E
Puyallup, WA 98375

Listing Type: Investment
Available: Now

Total SF Available: 2,469 SF

Office SF: -
Divisible To: -
Zoning: MUD
Clearance: 20'
Dock Doors: -
Grade Doors: 2

Sale Price: \$392,500.00

Comments: Investment or Owner/User opportunity. Tenant will consider to stay. Excellent Meridian Avenue location in South Hill. Monument sign on Meridian.

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Industrial Exclusive Listings

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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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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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