

# Industrial Exclusive Listings

## December 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.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com



**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.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com



**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.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com

# Industrial Exclusive Listings

## December 2020



**300 Meridian Bldg**  
1 Tenant Option - Tenant 1

300 Meridian Ave E  
Milton, WA 98354

Listing Type: Lease  
Available: 02/01/2021

Total SF Available: 71,089 SF

Office SF: 3,528 SF  
Divisible To: See Comments  
Zoning: M1  
Clearance: 18'-24'  
Dock Doors: 7  
Grade Doors: 5

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

Comments: Divisible to approximately 12K, 18K, 24K, and 37K SF. Current office is 3,528 SF (can accommodate 8,469 SF, 11,997 SF, up to 16,401 SF). Contact broker for more info and rates.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbuininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com



**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**  
D: (206) 336-5336  
C: (206) 949-4339  
jcrane@andoverco.com



**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: -  
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.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbuininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com

# Industrial Exclusive Listings

## December 2020



**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**  
D: (206) 336-5326  
C: (206) 459-3383  
ddunn@andoverco.com



**300 Meridian Bldg**  
2 Tenant Option - Tenant 1  
  
300 Meridian Ave E  
Milton, WA 98354

Listing Type: Lease  
Available: 02/01/2021

Total SF Available: 37,025 SF  
  
Office SF: 3,528 SF\*  
Divisible To: -  
Zoning: M1  
Clearance: 20'-24'  
Dock Doors: 5  
Grade Doors: 2

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

Comments: \*Current office is 3,528 SF (additional 4,444 SF upstairs office available). Contact broker for more info and rates.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com



**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**  
D: (206) 336-5332  
C: (206) 399-6218  
bclarkson@andoverco.com

# Industrial Exclusive Listings

## December 2020



**300 Meridian Bldg**  
3 Tenant Option (B) - Tenant 3

300 Meridian Ave E  
Milton, WA 98354

Listing Type: Lease  
Available: 02/01/2021

Total SF Available: 26,131 SF

Office SF: 4,941 SF\*  
Divisible To: -  
Zoning: M1  
Clearance: 18'-22'  
Dock Doors: 2  
Grade Doors: 3

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

Comments: \*Current office is 4,941 SF (additional 3,488 SF upstairs office available). Contact broker for more info and rates.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com



**300 Meridian Bldg**  
3 Tenant Option (A&B) - Tenant 1

300 Meridian Ave E  
Milton, WA 98354

Listing Type: Lease  
Available: 02/01/2021

Total SF Available: 24,484 SF

Office SF: 3,528 SF  
Divisible To: -  
Zoning: M1  
Clearance: 22'-24'  
Dock Doors: 4  
Grade Doors: 1

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

Comments: \*Current office is 3,528 SF (additional 4,444 SF upstairs office available). Contact broker for more info and rates.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com



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

22404-22416 66<sup>th</sup> 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 2<sup>nd</sup> floor office + 500 SF of 2<sup>nd</sup> floor mezzanine/common area. Contact brokers for further information.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com

# Industrial Exclusive Listings

## December 2020



### 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 1<sup>st</sup> Ave S.  
Easily accessible to all the major  
freeways. Contact broker for sale  
price.

### Bruce Clarkson

D: (206) 336-5332  
C: (206) 399-6218  
bclarkson@andoverco.com



### Riverbend Industrial Center Bldg A

19241 62<sup>nd</sup> 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.

### Mike Hemphill

D: (206) 336-5325  
C: (206) 550-4176  
mhemphill@andoverco.com

### Shane Crook

D: (206) 336-5330  
C: (206) 579-1149  
scrook@andoverco.com



### 300 Meridian Bldg 2 Tenant Option - Tenant 2

300 Meridian Ave E  
Milton, WA 98354

Listing Type: Lease  
Available: 02/01/2021

Total SF Available: 19,861 SF

Office SF: 4,941 SF\*  
Divisible To: -  
Zoning: M1  
Clearance: 18'-24'  
Dock Doors: 2  
Grade Doors: 3

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

Comments: \*Current office is 4,941 SF  
(additional 3,488 SF upstairs  
office available). Contact broker  
for more info and rates.

### Brian Bruininks, CCIM

D: (206) 336-5324  
C: (206) 769-3633  
bbuininks@andoverco.com

### Shane Mahvi

D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com

# Industrial Exclusive Listings

## December 2020



**300 Meridian Bldg**  
3 Tenant Option (A) - Tenant 3

300 Meridian Ave E  
Milton, WA 98354

Listing Type: Lease  
Available: 02/01/2021

Total SF Available: 19,861 SF

Office SF: 4,941 SF\*  
Divisible To: -  
Zoning: M1  
Clearance: 18'-24'  
Dock Doors: 3  
Grade Doors: 0

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

Comments: \*Current office is 4,941 SF (additional 3,488 SF upstairs office available). Contact broker for more info and rates.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbuininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com



**State-of-the-Art Food  
Production Facility**  
Bldg 1 & Bldg 2

2141 W Valley Hwy  
Auburn, WA 98001

Listing Type: Lease  
Available: 01/01/2021

Total SF Available: 19,492 SF

Office SF: 3,020 SF  
Divisible To: 16,472 SF  
Zoning: M1  
Clearance: 20'  
Dock Doors: -  
Grade Doors: 1

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

Comments: Two (2) buildings. Bldg A - 3,020 SF of office. Bldg B - 16,472 SF brand new build-out commercial kitchen/commissary. Contact brokers for more details and rates.

**Arne Svendsen**  
D: (206) 336-5331  
C: (206) 947-2885  
asvendsen@andoverco.com

**Dave Baumer**  
D: (206) 336-5327  
C: (206) 948-8779  
dbaumer@andoverco.com



**300 Meridian Bldg**  
3 Tenant Option (A) - Tenant 2

300 Meridian Ave E  
Milton, WA 98354

Listing Type: Lease  
Available: 02/01/2021

Total SF Available: 18,812 SF

Office SF: 607 SF  
Divisible To: -  
Zoning: M1  
Clearance: 18'-24'  
Dock Doors: 3  
Grade Doors: 1

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

Comments: Contact broker for more info and rates.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbuininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com

# Industrial Exclusive Listings

## December 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**  
D: (206) 336-5328  
C: (206) 679-7625  
grockwell@andoverco.com



**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.

**Bruce Clarkson**  
D: (206) 336-5332  
C: (206) 399-6218  
bclarkson@andoverco.com



**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.

**Arne Svendsen**  
D: (206) 336-5331  
C: (206) 947-2885  
asvendsen@andoverco.com

**Dave Baumer**  
D: (206) 336-5327  
C: (206) 948-8779  
dbaumer@andoverco.com

# Industrial Exclusive Listings

## December 2020



### Norplex North

111 3<sup>rd</sup> St NW  
Auburn, WA 98001

Listing Type: Lease  
Available: 6 month delivery

Total SF Available: Approx.  
13,000 SF

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

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

Comments: 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.

**Bruce Clarkson**  
D: (206) 336-5332  
C: (206) 399-6218  
bclarkson@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: 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.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com



New

### 300 Meridian Bldg

3 Tenant Option (B) - Tenant 2

300 Meridian Ave E  
Milton, WA 98354

Listing Type: Lease  
Available: 02/01/2021

Total SF Available: 12,542 SF

Office SF: 607 SF  
Divisible To: -  
Zoning: M1  
Clearance: 18'-22'  
Dock Doors: 1  
Grade Doors: 1

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

Comments: Contact broker for more info and rates.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com



# Industrial Exclusive Listings

## December 2020



### Auto-Chlor Lakewood

9520 Front St S  
Lakewood, WA 98499

Listing Type: Lease  
Available: Now

Total SF Available: 11,278 SF

Office SF: 1,387 SF  
Divisible To: -  
Zoning: AC 1  
Clearance: 28'  
Dock Doors: 4  
Grade Doors: 1

Shell Rate: \$0.85 SF/Mo  
Office Rate: \$1.10 SF/Mo  
Est. NNN Rate: -

Comments: New construction! Excellent access to I-5 and SR-512. ESRF sprinklers. Contact broker for more details and NNN rates.

**George Rockwell, SIOR**  
D: (206) 336-5328  
C: (206) 679-7625  
grockwell@andoverco.com



### Van Doren's Landing Bldg B

22404-22416 66<sup>th</sup> 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.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com



### 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.

**Brian Bruininks, CCIM**  
D: (206) 336-5324  
C: (206) 769-3633  
bbruininks@andoverco.com

**Shane Mahvi**  
D: (206) 336-5338  
C: (858) 442-0441  
smahvi@andoverco.com

# Industrial Exclusive Listings

## December 2020



### Park 76

22437 76<sup>th</sup> 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 03/01/2023 or direct lease with landlord available. Contact broker for NNN rates.

### Jeff Crane

D: (206) 336-5336  
C: (206) 949-4339  
jcrane@andoverco.com



### 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.

### George Rockwell, SIOR

D: (206) 336-5328  
C: (206) 679-7625  
grockwell@andoverco.com



### Rainier Place Industrial Condo Units 8+9

9918 162<sup>nd</sup> 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.

### Arne Svendsen

D: (206) 336-5331  
C: (206) 947-2885  
asvendsen@andoverco.com

# Industrial Exclusive Listings

## December 2020



**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.

**Arne Svendsen**  
D: (206) 336-5331  
C: (206) 947-2885  
asvendsen@andoverco.com



**Campus Park**  
Bldg 1 - Ste 103  
  
34310 9<sup>th</sup> 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.

**Arne Svendsen**  
D: (206) 336-5331  
C: (206) 947-2885  
asvendsen@andoverco.com