

Industrial Exclusive Listings

January 2021



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: \$0.24

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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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~~
\$7,679,672.00

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: \$0.34 SF/Mo

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

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North Valley Business Park

17616 W Valley Hwy
Tukwila, WA 98188

Listing Type: Lease
Available: March 1, 2021

Total SF Available: 28,700 SF

Office SF: 3,500 SF
Divisible To: -
Zoning: CLI
Clearance: 24'
Dock Doors: -
Grade Doors: -

Shell Rate: \$0.84 SF/Mo
Office Rate: \$1.00 SF/Mo
Est. NNN Rate: \$0.23 SF/Mo

Comments: Dock high and grade level loading. Prime location on W Valley Hwy with convenient access to Hwy-167 and the I-405/I-5 interchange.

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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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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: N/A
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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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.

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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: 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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Dead Storage Space

21415 87th Ave SE
Woodinville, WA 98072

Listing Type: Sublease
Available: 03/31/2021

Total SF Available: 17,064 SF

Office SF: -
Divisible To: -
Zoning: LI
Clearance: 18'-20'
Dock Doors: 2
Grade Doors: 1 (oversized)

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

Comments: Fully sprinklered building. Below market rate! Flexible terms - sublease up to 2 years.

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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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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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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.

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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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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 03/01/2023 or direct lease with landlord available. Contact broker for NNN rates.

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**Clay St Business Park I
Unit B4**

116 Clay St NW
Auburn, WA 98001

Listing Type: Lease
Available: 04/01/2021

Total SF Available: 6,970 SF

Office SF: 970 SF
Divisible To: -
Zoning: M1
Clearance: 24'
Dock Doors: 2
Grade Doors: 1

Shell Rate: \$0.85 SF/Mo
Office Rate: -
Est. NNN Rate: \$0.20 SF/Mo

Comments: Small warehouse space dock high and grade level loading. Local ownership. Convenient access to Hwy-167 and Hwy-18. Flexible floor plan.

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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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**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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Campus Park
Bldg 3 - Ste 312

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,300 SF

Office SF: 900 SF
Divisible To: -
Zoning: CM-1
Clearance: 16'
Dock Doors: -
Grade Doors: 1

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

Comments: 2 buildings. Building 1 - 1,500 SF total with approx. 900 SF of office and 600 SF storage/assembly space. Building 2 - 800 SF warehouse. Contact broker for rates.

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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 3 - Ste 312

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,038 SF

Office SF: 591 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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