

Industrial Exclusive Listings

February 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: Now

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: 05/01/2021

Total SF Available: 28,700 SF

Office SF: 3,500 SF
Divisible To: -
Zoning: CL1
Clearance: 24'
Dock Doors: 6
Grade Doors: 3

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: The coolest industrial tech office
on the market! 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: Now

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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State-of-the-Art Food Production Facility Bldg 2

2141 W Valley Hwy
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 16,472 SF

Office SF: -
Divisible To: -
Zoning: M1
Clearance: 20'
Dock Doors: -
Grade Doors: 1

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

Comments: 16,472 SF brand new build-out commercial kitchen/commissary. Can be leased with Bldg A for a total of 19,492 SF. Contact brokers 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: 0
Grade Doors: 6

Shell Rate: \$0.75 SF/Mo
Office Rate: \$1.05 SF/Mo
Est. NNN Rate: \$0.24 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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1414 127th PI NE
Suite 111

1414 127th PI NE
Bellevue, WA 98005

Listing Type: Sublease
Available: Now

Total SF Available: 9,510 SF

Office SF: 1,500 SF
Divisible To: -
Zoning: LI
Clearance: 16'
Dock Doors: 2
Grade Doors: 1

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

Comments: Sublease term ends 11/30/2021.
Space includes two (2)
bathrooms.

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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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O'Brien Commerce Center
Suite 120

7405 S 212th St
Kent, WA 98032

Listing Type: Lease
Available: 04/01/2021

Total SF Available: 3,983 SF

Office SF: ~300 SF
Divisible To: -
Zoning: M3
Clearance: 16'
Dock Doors: -
Grade Doors: 5 (oversized)

Shell Rate: \$1.00 SF/Mo
Office Rate: -
Est. NNN Rate: \$0.29 SF/Mo

Comments: Incredibly rare industrial space
centrally located, 50-yard
line in Kent. Zoned M3, the
project supports a wide variety
of tenants and uses. Possibly
available sooner.

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Industrial Exclusive Listings

February 2021



O'Brien Commerce Center
Suite 123

7405 S 212th St
Kent, WA 98032

Listing Type: Lease
Available: 04/01/2021

Total SF Available: 2,814 SF

Office SF: ~250 SF
Divisible To: -
Zoning: M3
Clearance: 16'
Dock Doors: -
Grade Doors: 4 (oversized)

Shell Rate: \$1.00 SF/Mo
Office Rate: -
Est. NNN Rate: \$0.29 SF/Mo

Comments: Incredibly rare industrial space centrally located, 50-yard line in Kent. Zoned M3, the project supports a wide variety of tenants and uses.

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Campus Park
Bldg 1 - Ste 108

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: 04/01/2021

Total SF Available: 2,529 SF

Office SF: 587 SF
Divisible To: -
Zoning: BP
Clearance: 14'
Dock Doors: -
Grade Doors: 1

Shell Rate: \$0.85 SF/Mo
Office Rate: -
Est. NNN Rate: \$0.333 SF/Mo

Comments: Ideal for light manufacturing and distribution with small office.

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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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Industrial Exclusive Listings

February 2021



8605 S 218th St

8605 S 218th St
Kent, WA 98031

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: Bldg 1 - 1,500 SF total with approx. 900 SF of office and 600 SF storage/assembly space. Bldg 2 - 800 SF warehouse. Contact broker for rates. Total land area - approx. 13,168 SF.

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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: \$0.333 SF/Mo

Comments: Ideal for light manufacturing and distribution with small office.

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