

Industrial Exclusive Listings

March 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

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: \$0.65 SF/Mo
Office Rate: \$1.00 SF/Mo
Est. NNN Rate: \$0.27 SF/Mo

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 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: Under Contract

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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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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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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Dave Baumer

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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: I1
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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M-3 Business Center
Bldg B

1000 Andover Park E
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 8,000 SF

Office SF: BTS - approx.
1,000 SF

Divisible To: -
Zoning: TUC
Clearance: 16'
Dock Doors: 0
Grade Doors: 2

Shell Rate: \$0.85 SF/Mo
Office Rate: \$1.10 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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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

March 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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New

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: DO NOT DISTURB TENANT. Leased to Good Guys RV @ Meridian through 10/31/2022. Excellent Meridian Avenue location in South Hill. Two (2) 14' roll-up doors. 3 phase power. Sprinklered.

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Industrial Exclusive Listings

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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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