

Industrial Exclusive Listings

April 2021



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.

Jeff Crane

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



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.

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



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.

Dave Dunn, CCIM

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

Industrial Exclusive Listings

April 2021



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: CLI
Clearance: 24'
Dock Doors: 6
Grade Doors: 3

Shell Rate: \$0.85 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.

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



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.

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



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.

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

Industrial Exclusive Listings

April 2021



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



Pending

KFG Motorsports Bldg

232 C St NW
Auburn, WA 98001

Listing Type: Pending
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



Van Doren's Landing Bldg B

22408 66th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 11,154 SF

Office SF: 8,230 SF
Divisible To: -
Zoning: M1
Clearance: 22'
Dock Doors: 2
Grade Doors: -

Shell Rate: \$0.80 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

Industrial Exclusive Listings

April 2021



O'Brien Commerce Center
Suite 120+121+123

7405 S 212th St
Kent, WA 98032

Listing Type: Lease
Available: 05/01/2021

Total SF Available: 10,807 SF

Office SF: 300 SF
Divisible To: 2,814 SF
3,920 SF
3,983 SF

Zoning: M3
Clearance: 16'
Dock Doors: -
Grade Doors: 15 (oversized)

Shell Rate: \$0.95 SF/Mo
Office Rate: -
Est. NNN Rate: \$0.29 SF/Mo

Comments: Incredibly rare industrial space centrally located, 50-yard line in Kent. Can be leased with 6,298 SF of fully fenced/secure yard.

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

Jake Monroe
D: (206) 357-5482
C: (206) 579-4074
jmonroe@andoverco.com



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.

Jake Monroe
D: (206) 357-5482
C: (206) 579-4074
jmonroe@andoverco.com



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: \$1.20 SF/Mo
Est. NNN Rate: \$0.24 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

Industrial Exclusive Listings

April 2021



O'Brien Commerce Center
Suite 120+121

7405 S 212th St
Kent, WA 98032

Listing Type: Lease
Available: 05/01/2021

Total SF Available: 7,903 SF

Office SF: 300 SF
Divisible To: 3,920 SF
3,983 SF

Zoning: M3
Clearance: 16'
Dock Doors: -
Grade Doors: 11 (oversized)

Shell Rate: \$0.95 SF/Mo
Office Rate: -
Est. NNN Rate: \$0.29 SF/Mo

Comments: Incredibly rare industrial space centrally located, 50-yard line in Kent. Can be leased with 6,298 SF of fully fenced/secure yard. Can be combined with Suite 123 for a total of 10,807 SF.

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

Jake Monroe
D: (206) 357-5482
C: (206) 579-4074
jmonroe@andoverco.com



O'Brien Commerce Center
Suite 121+123

7405 S 212th St
Kent, WA 98032

Listing Type: Lease
Available: 05/01/2021

Total SF Available: 6,104 SF

Office SF: 250 SF
Divisible To: 2,814 SF
3,920 SF

Zoning: M3
Clearance: 16'
Dock Doors: -
Grade Doors: 10 (oversized)

Shell Rate: \$0.95 SF/Mo
Office Rate: -
Est. NNN Rate: \$0.29 SF/Mo

Comments: Incredibly rare industrial space centrally located, 50-yard line in Kent. Can be leased with 6,298 SF of fully fenced/secure yard. Can be combined with Suite 120 for a total of 10,807 SF.

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

Jake Monroe
D: (206) 357-5482
C: (206) 579-4074
jmonroe@andoverco.com



O'Brien Commerce Center
Suite 120

7405 S 212th St
Kent, WA 98032

Listing Type: Lease
Available: Now

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. Can be leased with 6,298 SF of fully fenced/secure yard. Can be combined with Suites 121 and 123 for a total of 7,903 SF or 10,807 SF.

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

Jake Monroe
D: (206) 357-5482
C: (206) 579-4074
jmonroe@andoverco.com

Industrial Exclusive Listings

April 2021



O'Brien Commerce Center
Suite 121

7405 S 212th St
Kent, WA 98032

Listing Type: Lease
Available: 05/01/2021

Total SF Available: 3,920 SF

Office SF: -
Divisible To: -
Zoning: M3
Clearance: 16'
Dock Doors: -
Grade Doors: 6 (oversized)

Shell Rate: \$0.95 SF/Mo
Office Rate: -
Est. NNN Rate: \$0.29 SF/Mo

Comments: Incredibly rare industrial space centrally located. Can be leased with 6,298 SF of fully fenced/secure yard. Can be combined with Suites 120 and 123 for a total of 6,104 SF, 7,903 SF or 10,807 SF.

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

Jake Monroe
D: (206) 357-5482
C: (206) 579-4074
jmonroe@andoverco.com



O'Brien Commerce Center
Suite 123

7405 S 212th St
Kent, WA 98032

Listing Type: Lease
Available: Now

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. Can be leased with 6,298 SF of fully fenced/secure yard. Can be combined with Suites 120 and 123 for a total of 6,104 SF or 10,807 SF.

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

Jake Monroe
D: (206) 357-5482
C: (206) 579-4074
jmonroe@andoverco.com



Campus Park
Bldg 1 - Ste 108

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

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.

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

Industrial Exclusive Listings

April 2021



Rainier Place Industrial Condo
Units 8+9

9918 162nd St Ct E
Puyallup, WA 98375

Listing Type: Investment
Available: Pending

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.

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



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.

Dave Dunn, CCIM
D: (206) 336-5326
C: (206) 459-3383
ddunn@andoverco.com



Campus Park
Bldg 2 - Ste 214

1020 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: 05/01/2021

Total SF Available: 2,069 SF

Office SF: 582 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.

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