

Industrial Exclusive Listings

May 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.

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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: Now

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.

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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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KFG Motorsports Bldg

232 C St NW
Auburn, WA 98001

Listing Type: 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: \$1,900,000.00

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

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.

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Centerpointe Business Park Ste 110+111+120

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 10,412 SF

Office SF: 3,833 SF or 5,210 SF
Divisible To: 4,643 SF
2,919 SF
2,791 SF
Zoning: M1
Clearance: 10'
Dock Doors: See comments
Grade Doors: See comments

Shell Rate: \$0.80 SF/Mo
Office Rate: \$1.00 SF/Mo
Est. NNN Rate: \$0.35 SF/Mo

Comments: Multiple floor plans available. Climate controlled. Double doors for deliveries (landlord will consider installing a roll up door). Contact brokers for more details.

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Industrial Exclusive Listings

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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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Federal Way Corporate Center
Suite 116

34210 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 8,224 SF

Office SF: 1,873 SF
Divisible To: -
Zoning: CE
Clearance: 24'
Dock Doors: 1
Grade Doors: 2

Shell Rate: \$0.80 SF/Mo
Office Rate: \$1.00 SF, NNN
Est. NNN Rate: -

Comments: Endcap space - high corporate
image! Excellent access to SR-99,
SR-161, SR-18, and I-5. Contact
brokers for NNN 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: 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.

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Centerpointe Business Park
Ste 111+120

18000 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 7,624 SF

Office SF: 2,414 SF
Divisible To: 2,919 SF
4,643 SF

Zoning: M1
Clearance: 10'
Dock Doors: See comments
Grade Doors: See comments

Shell Rate: \$0.80 SF/Mo
Office Rate: \$1.00 SF/Mo
Est. NNN Rate: \$0.35 SF/Mo

Comments: Double doors for deliveries (landlord will consider installing a roll up door). Contact brokers for more details.

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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.

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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.

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Industrial Exclusive Listings

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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.

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Pending

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.

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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 2 - Ste 214

1020 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

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.

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