

Industrial Exclusive Listings

July 2021



Connell Bldg

24602 Pacific Hwy S
Kent, WA 98032

Listing Type: Pending
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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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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Charles Street Associates Building

18802 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: September 1, 2022

Total SF Available: 32,641 SF

Office SF: 5,426 SF
Divisible To: -
Zoning: M2
Clearance: 24'
Dock Doors: 6
Grade Doors: 1

Shell Rate: \$0.77 SF/Mo
Office Rate: \$1.00 SF/Mo
Est. NNN Rate: -

Comments: Stand-alone building. Ample parking. Prime Kent Valley location. Contact broker for more details and NNN rates.

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North Lake Union Marina Property

2401 N Northlake Way
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: See Comments

Office SF: -
Divisible To: See Comments
Zoning: IB U/45
Clearance: -
Dock Doors: -
Grade Doors: -

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

Comments: 25,000 SF secure parking lot,
1,900 SF office with commercial
kitchen, 1,000 SF workshop/barn,
230 lineal feet of dock space.
Contact brokers for divisibility
options and rates.

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Under Contract

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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FKG 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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New

Riverbend Commerce Center

26507 79th Ave S
Kent, WA 98032

Listing Type: Lease
Available: October 1, 2021

Total SF Available: 12,100 SF

Office SF: 1,599 SF
Divisible To: -
Zoning: M1
Clearance: 24'
Dock Doors: 2
Grade Doors: 1

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

Comments: Functional smaller dock/grade space located off Central Ave in Kent. End cap space. Available October 1, 2021 or possibly sooner. Please call for rates and details.

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Shane Mahvi

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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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Industrial Exclusive Listings

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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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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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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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344 Upland Dr

344 Upland Dr
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 6,000 SF

Office SF: 800 SF
Divisible To: -
Zoning: TUC
Clearance: 14'
Dock Doors: -
Grade Doors: 1

Rate: \$6,000/Mo
Est. NNN Rate: See Comments

Comments: Prime Southcenter location. Rare industrial condo. 10 parking stalls. Contact brokers for NNN rates and more details.

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345 Andover Park E

345 Andover Park E
Tukwila, WA 98188

Listing Type: Sublease
Available: Now

Total SF Available: 4,203 SF

Office SF: -
Divisible To: -
Zoning: TUC
Clearance: 16'-18'
Dock Doors: 2
Grade Doors: -

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

Comments: Excellent Southcenter location. Sublease through March 2022. Contact broker for rates and more info.

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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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Park 26
Bay 10

1320 26th St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 3,000 SF

Office SF: 500 SF
Divisible To: -
Zoning: M1
Clearance: 18'
Dock Doors: -
Grade Doors: 2

Shell Rate: \$0.85 SF/month, NNN
Office Rate: -
Est. NNN Rate: -

Comments: Grade-level loading. Drive-thru;
12' x 12' door and 12' x 14' door.
Contact brokers for more details.

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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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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: \$1.00 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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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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Seattle Exchange @ Southcenter

Bldg 16 - Ste 772

722 Industry Dr
Tukwila, WA 98188

Listing Type: Sublease
Available: Now

Total SF Available: 1,614 SF

Office SF: 665 SF
Divisible To: -
Zoning: TUCC
Clearance: 12'
Dock Doors: -
Grade Doors: -

Monthly Rate: \$2,909.00, Gross

Comments: Sublease through 02/28/2023. Minutes from I-405, Hwy-167, and SeaTac Airport. Close to Westfield Southcenter Mall and area amenities.

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