

Industrial Exclusive Listings

August 2021



Connell Bldg

24602 Pacific Hwy S
Kent, WA 98032

Listing Type: Investment
Available: Pending

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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Lund Industrial Park

902 4th St SW, Ste B, C & D
Auburn, WA 98001

Listing Type: Lease
Available: Available December 1, 2021

Total SF Available: 32,749 SF

Office SF: 3,268 SF
Divisible To: 10,350 SF
Zoning: EP
Clearance: 24'
Dock Doors: -
Grade Doors: -

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

Comments: Easy access to Hwy-167 and Hwy-18. Excellent exposure to Hwy-18. Excellent truck maneuvering. Ample parking. Contact broker for more details and rates.

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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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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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New

North Valley Business Park

17680 W Valley Hwy
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 16,809 SF

Office SF: 2,187 SF
Divisible To: -
Zoning: CLI
Clearance: 24'
Dock Doors:
Grade Doors:

Rate: \$.90/1.00 NNN
Est. NNN Rate: See Comments

Comments: 24' clear height warehouse ceiling, Dock high and grade level loading, Prime location on W Valley Hwy with convenient access to Hwy-167 and I-405/I-5 interchange, 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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Riverbend Commerce Center

8005 S 266th St
Kent, WA 98032

Listing Type: Lease
Available: January 1st, 2022

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 January 1st, 2022. or possibly sooner. Please call for rates and details.

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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: -

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 and rates.

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New



SeaTac Warehouse Space

19111 Des Moines Memorial Dr
SeaTac, WA 98148

Listing Type: Sublease
Available: Through April 30th, 2022

Total SF Available: 8,750 SF

Office SF: 800 SF
Divisible To: -
Zoning: I
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Rate: \$7,800/Mo. + NNN

Comments: 800 SF of 2 story office space, 4 DH Doors, Convenient to freeways, 24' CLH, Small 2 story office with 3 privates & breakroom, 2 Dock Levelers, Contact broker for additional information.

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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: -

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 and rates.

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New



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 for 1-3 years. Contact
broker for rates and more info.

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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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