

Industrial Exclusive Listings

September 2021



21 S Nevada St

21 S Nevada St
Seattle, WA 98134

Listing Type: For Sale
Available: Now

Total SF Available: 39,900 SF

Office SF: 3,507 SF
Divisible To: -
Zoning: IG1-U85
Clearance: ±12'
Dock Doors: 6
Grade Doors: 3

Sale Price: -

Comments: 100% leased. Major renovation completed in 2016. Unbeatable Industrial District location. Contact broker for more information and sale price.

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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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Norplex North

111 3rd St NW
Auburn, WA 98001

Listing Type: Lease/ BTS
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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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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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

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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Industrial Exclusive Listings

September 2021



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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New



Auburn 400 Industrial Park

1620 Industry Dr SW
Auburn, WA 98001

Listing Type: Lease
Available: January 1st, 2022

Total SF Available: 8,224 SF

Office SF: 1,263 SF
Divisible To: -

Zoning: M2, Auburn
Clearance: 24'
Dock Doors: -
Grade Doors: -

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

Comments: Dock high and drive-in, Newer concrete tilt-up construction,
Immediate access to Highway 167 and Highway 18, Available January 1st, 2022, Contact broker for more details and rates.

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Industrial Exclusive Listings

September 2021



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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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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West Park Corporate Campus
Bldg D - Ste 106

232 C St NW
Auburn, WA 98001

Listing Type: Sale
Available: Now

Total SF Available: 5,991 SF

Office SF: 1,138 SF
Divisible To: -

Zoning: M1
Clearance: 30'
Dock Doors: 1
Grade Doors: 1

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

Comments: 3-phase power, Excellent office layout, Sprinklered, Excellent Highway 167 frontage, Class A image, Excellent access and proximity to I-5, SR-18 and Hwy-167, Built in 2000, Contact broker for rates and details.

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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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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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