

# Industrial Exclusive Listings

## October 2021



**Kent West Corporate Park**  
Ste 6531

6531 S 219th St  
Kent, WA 98032

Listing Type: Lease  
Available: April 1st, 2022

Total SF Available: 47,025 SF

Office SF: 3,170 SF  
Divisible To: -  
Zoning: M1  
Clearance: 24'  
Dock Doors: 21  
Grade Doors: 1

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

Comments: Minutes from major freeways. Designed for a wide variety of users suites range from 2,000 SF - 250,000 SF. High quality finishes are visible throughout the park. Available April 1st, 2022. Call brokers for rates.

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**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 informational and sale price.

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**Park 222**  
Bldg B

8429 S 222<sup>nd</sup> St  
Kent, WA 98032

Listing Type: Lease  
Available: Pending

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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## October 2021



**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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**West Valley @ South 196<sup>th</sup>  
Ste 100**

6840 S 196th St  
Kent, WA 98032

Listing Type: Lease  
Available: September 1, 2022

Total SF Available: 22,654 SF

Office SF: 1,462 SF  
Divisible To: -  
Zoning: M1C  
Clearance: 30'  
Dock Doors: 10  
Grade Doors: 1

Shell Rate: \$0.85 SF/Mo, PSF  
Office Rate: \$1.05 SF/Mo, NNN  
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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### Norplex North

111 3<sup>rd</sup> 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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### KFG Motorsports Bldg

232 C St NW  
Auburn, WA 98001

Listing Type: Sale  
Available: Pending

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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### West Park Corporate Campus Bldg B - Ste 106

3500 W Valley Hwy N  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 13,506 SF

Office SF: 2,770 SF  
Divisible To: -  
Zoning: M1C  
Clearance: 30'  
Dock Doors: 3  
Grade Doors: 1

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

Comments: 200 Amps at 480 Volts, 3-phase power, 30' Clear Height, Sprinklered, Class A image, Excellent access and proximity to I-5, SR-18 and Hwy-167, Built in 2000, Available April 1, 2022, Call broker for rates.

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# Industrial Exclusive Listings

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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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# Industrial Exclusive Listings

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Leased



### SeaTac Warehouse Space

19111 Des Moines Memorial Dr  
SeaTac, WA 98148

Listing Type: Sublease  
Available: Leased

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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### Centerpointe Business Park

Ste 111+120

18000 72<sup>nd</sup> 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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**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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**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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