

Industrial Exclusive Listings

November 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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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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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: M1
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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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

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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



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 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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Prologis Park Renton - Renton 6
Ste 820

820 Thomas Ave SW
Renton, WA 98057

Listing Type: Lease
Available: December 1st, 2021

Total SF Available: 7,200 SF

Office SF: 751 SF
Divisible To: -
Zoning: LI
Clearance: 22'
Dock Doors: 1
Grade Doors: 1
Rail Door: 1

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

Comments: Call broker, Brian Bruininks, CCIM for rates. Great freeway access via West Valley Highway, Rainier Avenue South. High-efficiency fluorescent lighting, no city of Seattle B&O tax.

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812 Central Ave N

812 Central Ave N
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 3,850 SF

Divisible To: Front Bldg - 1,994 SF
Back Bldg - 1,856 SF
Rate: -

Comments: Front Bldg - ideal for medical or general office use. 10 parking stalls in front on Central. Back Bldg - Contractor/Storage Bldg with Fenced Yard. 14 ft Grade Level Door. Take either back or front bldg or both. 17,350 SF total lot area. Zoned GCMU. Central Kent location. Excellent access to SR-167 and SR-516. Contact broker for breakdown of rates.

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812 Central Ave N - Back Bldg

812 Central Ave N
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 3,850 SF

Divisible To: Front Bldg - 1,994 SF
Back Bldg - 1,856 SF
Rate: -

Comments: Front Bldg - ideal for medical or general office use. 10 parking stalls in front on Central. Back Bldg - Contractor/Storage Bldg with Fenced Yard. 14 ft Grade Level Door. Take either back or front bldg or both. 17,350 SF total lot area. Zoned GCMU. Central Kent location. Excellent access to SR-167 and SR-516. Contact broker for breakdown of rates.

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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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