

# Industrial Exclusive Listings

## December 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.

**Brian Bruininks, CCIM**  
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**21 S Nevada St**

21 S Nevada St  
Seattle, WA 98134

Listing Type: For Sale  
Available: Pending

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 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: 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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**The Landing Center - Bldg D**

22627 68th Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: May 1st, 2022

Total SF Available: 11,896 SF

Office SF: 8,521 SF  
Divisible To: -  
Zoning: M1  
Clearance: 18'  
Dock Doors: 1  
Grade Doors: 1

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

Comments: Class A south endcap space located on West Valley Highway. This space has great parking, visibility to West Valley Highway. Mostly open space showroom with a few private offices along the glass line. Please call Brokers to arrange tours.

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### The Landing Center - Bldg A

22407 68th Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: February 1st, 2022

Total SF Available: 10,805 SF

Office SF: 5,288 SF  
Divisible To: -  
Zoning: M1  
Clearance: 18' - 22'  
Dock Doors: 2  
Grade Doors: 1

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

Comments: Class A north endcap space located on West Valley Highway. This space has great parking, visibility to West Valley Highway. A mix of private office and open work space. Currently has a large training room/test kitchen. Please call Brokers to arrange tours.

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### Centerpointe Business Park Ste 110+111+120

18000 72<sup>nd</sup> 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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### 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.

**Mike Hemphill**  
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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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