

# Industrial Exclusive Listings

## February 2022



**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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**Shane Mahvi**  
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**1501 West Rose St**  
1501 West Rose St  
Union Gap, WA 98903

Listing Type: Lease  
Available: Now

Total SF Available: 31,500 SF

Divisible To: N/A  
Rate: \$0.66/SF + NNN

Comments: Zoned heavy industrial, 5.41 acre site - yard space, available with 60 day notice.

**Jeff Crane**  
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**Jack Crane**  
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**Sunnydale Site**  
14404 Des Moines Memorial Dr S  
SeaTac, WA 98168

Listing Type: Sale  
Available: June 1st, 2022

Total SF Available: 27,443 SF

Office SF: -  
Divisible To: 3,306 SF  
Zoning: CB (surrounded on all sides by I zoning)  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Comments: Ten Blocks away from Hwy-509 & five blocks away from Hwy-518. Highly visible from Des Moines Memorial Dr. New Development in the immediate area. Minutes to SeaTac Airport. Existing long standing business (Bar/ Restaurant). Approx. 60 parking stalls. Contact broker for more details and price.

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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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New

### 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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New

### 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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# Industrial Exclusive Listings

## February 2022



**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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**Brian Bruininks, CCIM**  
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bbruininks@andoverco.com



**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: April 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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# Industrial Exclusive Listings

## February 2022



New

### Campus Park - Bldg 1

Ste 101 + 102

34310 9th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: 03/01/2022

Total SF Available: 4,666 SF  
-  
Office SF: 1,178 SF  
Divisible To: -  
Zoning: BP  
Clearance: -  
Dock Doors: -  
Grade Doors: 2  
Rate: \$1.10/SF/Mo + NNN

Comments: Ideal for light manufacturing and distribution with small office. All bay units have restrooms, small office, and reception area. High-quality space with new carpet and paint. 3-phase power. GL loading doors (10' x 10'). 14' - 15' clearance height. Excellent access and proximity to I-5, SR-18, and SR-99.

**Arne Svendsen**  
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asvendsen@andoverco.com



New

### Campus Park - Bldg 1

Ste 101 + 111

34310 9th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: 03/01/2022

Total SF Available: 4,658 SF  
-  
Office SF: 1,239 SF  
Divisible To: -  
Zoning: BP  
Clearance: -  
Dock Doors: -  
Grade Doors: 2  
Rate: \$1.10/SF/Mo + NNN

Comments: Ideal for light manufacturing and distribution with small office. All bay units have restrooms, small office, and reception area. High-quality space with new carpet and paint. 3-phase power. GL loading doors (10' x 10'). 14' - 15' clearance height. Excellent access and proximity to I-5, SR-18, and SR-99.

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New

### 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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# Industrial Exclusive Listings

## February 2022



**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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**Campus Park - Bldg 1  
Ste 111**

34310 9th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: 03/01/2022

Total SF Available: 2,509 SF

Office SF: 654 SF  
Divisible To: -  
Zoning: BP  
Clearance: -  
Dock Doors: -  
Grade Doors: 1  
Rate: \$1.10/SF/Mo + NNN

Comments: Ideal for light manufacturing and distribution with small office. All bay units have restrooms, small office, and reception area. High-quality space with new carpet and paint. 3-phase power. GL loading doors (10' x 10'). 14' - 15' clearance height. Excellent access and proximity to I-5, SR-18, and SR-99.

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**Campus Park - Bldg 1  
Ste 102**

34310 9th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: 03/01/2022

Total SF Available: 2,517 SF

Office SF: 593 SF  
Divisible To: -  
Zoning: BP  
Clearance: -  
Dock Doors: -  
Grade Doors: 1  
Rate: \$1.10/SF/Mo + NNN

Comments: Ideal for light manufacturing and distribution with small office. All bay units have restrooms, small office, and reception area. High-quality space with new carpet and paint. 3-phase power. GL loading doors (10' x 10'). 14' - 15' clearance height. Excellent access and proximity to I-5, SR-18, and SR-99.

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## February 2022



**Campus Park - Bldg 1**  
Ste 101

34310 9th Ave S  
Federal Way, WA 98003

Listing Type: Lease  
Available: 03/01/2022

Total SF Available: 2,149 SF  
-  
Office SF: 585 SF  
Divisible To: -  
Zoning: BP  
Clearance: -  
Dock Doors: -  
Grade Doors: 1  
Rate: \$1.10/SF/Mo + NNN

Comments: Ideal for light manufacturing and distribution with small office. All bay units have restrooms, small office, and reception area. High-quality space with new carpet and paint. 3-phase power. GL loading doors (10' x 10'). 14' - 15' clearance height. Excellent access and proximity to I-5, SR-18, and SR-99.

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**Seattle Exchange @ Southcenter**

722 Industry Dr  
Tukwila, WA 98188

Listing Type: Sublease  
Available: Now

Total SF Available: 1,614 SF  
Office SF: 665 SF  
Divisible To: -  
Zoning: TUC  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Monthly Rate: \$3,086.00, Modified Gross

Comments: Sublease through 02/28/23, minutes from I-405, Hwy-167, and SeaTac Airport. Close to Westfield Southcenter Mall and area amenities.

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