

Industrial Exclusive Listings

April 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

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
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



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
D: (206) 336-5336
C: (206) 949-4339
jcrane@andoverco.com

Jack Crane
D: (206) 258-3159
C: (206) 446-6699
jacklc@andoverco.com



Paved & Fenced Yard

22915 86th Ave S
Kent, WA 98031

Listing Type: Lease
Available: Now

Total SF Available: 24,430 SF

Office SF: 400 SF
Divisible To: -
Zoning: CM-1
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: \$6,100.00/Mo + NNN
Office Rate: -
Est. NNN Rate: -

Comments: 24,430 SF (137' x 178'), paved, fenced and lit, Zoned CM-1 City of Kent. Close to Hwy 167. Please call brokers to arrange tours.

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

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3002 N Oak Harbor Rd

3002 N Oak Harbor Rd
Oak Harbor, WA 98277

Listing Type: Lease
Available: Now

Total SF Available: 24,000 SF

Office SF: ~2,500 SF
Divisible To: -
Zoning: -
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: \$12,500.00 /Mo + NNN
Office Rate: -
Est. NNN Rate: -

Comments: Warehouse Ceilings: 20', extra paved for storage space, 3 phase electrical service, local owner, easy access to SR-525, Contact broker for rates.

George Rockwell, SIOR
D: (206) 336-5328
C: (206) 679-7625
grockwell@andoverco.com



Tukwila Yard/Warehouse

1237 S Director St
Seattle, WA 98108

Listing Type: Lease
Available: Now

Total SF Available: 4,000 SF

Office SF: Approx 1,500 SF
Land SF: 30,000 SF
Divisible To: -
Zoning: I

Clearance: 12'-14'
Dock Doors: -
Grade Doors: 5

Comments: 4,000 SF Warehouse/Office on approx. 30,000 SF of fenced/paved and lit site. Immediate access to freeways and I-5. 12 min. drive to Tukwila Station Commuter Rail. 15 min. drive to SeaTac Airport. Call broker for rates.

Bruce Clarkson
D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com



Sunnydale Site

14404 Des Moines Memorial Dr S
SeaTac, WA 98168

Listing Type: Sale
Available: June 1st, 2022

Total SF Available: 3,306 SF

Office SF: -
Land SF: 27,443 SF
Divisible To: -
Zoning: CB (surrounded on all sides by I zoning)

Clearance: -
Dock Doors: -
Grade Doors: -

Comments: Designated opportunity zone. 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.

Bruce Clarkson
D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com

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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.

Bruce Clarkson

D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com



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

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 for rates and to arrange tours.

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D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Shane Mahvi

D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



The Landing Center - Bldg A

22407 68th Ave S
Kent, WA 98032

Listing Type: Lease
Available: May 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

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 for rates and to arrange tours.

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smahvi@andoverco.com

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

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.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



New

1004 Andover Park E

1004 Andover Park E
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 9,844 SF

Office SF: -
Divisible To: -
Zoning: -
Clearance: 24'
Dock Doors: 2
Grade Doors: -

Shell Rate: \$0.70/SF/Mo + NNN
Office Rate: -
Est. NNN Rate: -

Comments: Sprinklered, 24' clear height, 2 dock high doors, available immediately.

George Rockwell, SIOR
D: (206) 336-5328
C: (206) 679-7625
grockwell@andoverco.com



New

Federal Way Corporate Center
34210 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: July 1st, 2022

Total SF Available: 8,224 SF

Office SF: 1,873 SF
Divisible To: -

Zoning: CE, Federal Way
Clearance: 24'
Dock Doors: 1
Grade Doors: 2

Comments: Dock high and grade level loading. High image corporate identity. Zoned CE (City of Federal Way). Great freeway access and close to area amenities.

Jeff Crane
D: (206) 336-5336
C: (206) 949-4339
jcrane@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 856-6249
bbruininks@andoverco.com

Jack Crane
D: (206) 258-3159
C: (206) 446-6699
jacklc@andoverco.com

Industrial Exclusive Listings

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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

Comments: Double doors for deliveries (landlord will consider installing a roll up door). Contact brokers for more details and rates.

Mike Hemphill
D: (206) 336-5325
C: (206) 550-4176
mhempfill@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



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.

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



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: 5,027 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.

Arne Svendsen
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Industrial Exclusive Listings

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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.

Bruce Clarkson
D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com



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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C: (206) 399-6218
bclarkson@andoverco.com



Campus Park - Bldg 1 Ste 111

34310 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: 03/01/2022

Total SF Available: 2,878 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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C: (206) 947-2885
asvendsen@andoverco.com

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April 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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C: (206) 947-2885
asvendsen@andoverco.com



Park 26
Bay 12

1320 26th St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 3,000 SF
Office SF: 250 SF
Divisible To: -
Zoning: M1
Clearance: 18'
Dock Doors: -
Grade Doors: 3

Shell Rate: \$0.95/SF/Mo + NNN
Office Rate: -
Est. NNN Rate: -

Comments: Minutes from major freeways. Drive-thru loading. 3 oversized grade-level doors.

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C: (206) 769-3633
bbruininks@andoverco.com

Shane Mahvi
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C: (858) 442-0441
smahvi@andoverco.com



Park 26
Bay 13

1320 26th St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 3,000 SF
Office SF: 1,675 SF
Divisible To: -
Zoning: M1
Clearance: 18'
Dock Doors: -
Grade Doors: 1

Shell Rate: \$0.95/SF/Mo + NNN
Office Rate: -
Est. NNN Rate: -

Comments: Minutes from major freeways. 1 oversized grade-level door.

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smahvi@andoverco.com

Industrial Exclusive Listings

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Seattle Exchange @ Southcenter

679 Strander Blvd
Tukwila, WA 98188

Listing Type: Sublease
Available: Now

Total SF Available: 1,400 SF

Office SF: 691 SF
Divisible To: -
Zoning: TUC
Clearance: -
Dock Doors: -
Grade Doors: 1

Monthly Rate: \$2,590.00/Mo, Gross

Comments: Sublease through 08/31/2024,
minutes from I-405, Hwy-167,
and SeaTac Airport. Close to
Westfield Southcenter Mall and
area amenities.

Shane Mahvi

D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com