

Industrial Exclusive Listings

May 2022



New

1501 West Rose St
1501 West Rose St
Union Gap, WA 98903

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

Listing Type: Lease
Available: Now

Jack Crane
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jacklc@andoverco.com



New

Tukwila Yard/Warehouse

1237 S Director St
Seattle, WA 98108

Total SF Available: 4,000 SF

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

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
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bclarkson@andoverco.com

Listing Type: Lease
Available: Now

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



Under Contract

Sunnydale Site

14404 Des Moines Memorial Dr S
SeaTac, WA 98168

Total SF Available: 3,306 SF

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

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.

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Listing Type: Sale
Available: Under Contract

Clearance: -
Dock Doors: -
Grade Doors: -

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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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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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Shane Mahvi

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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

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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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.

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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
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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
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Leased

816 Central Ave N

816 Central Ave N
Kent, WA 98032

Listing Type: Lease
Available: Fully Leased

Total SF Available: 4,600 SF

Office SF 2,300 ± SF
Divisible To: -
Zoning: GCMU
Clearance: -
Dock Doors: -
Grade Doors: 4

Comments: 60 ft. frontage on Central Ave N. 2,300 ± SF shop. Nicely built offices, 3 private offices, conference room, kitchen & reception. Within minutes to nearby businesses, banking, restaurants, and retail services. Excellent access to SR-167 and SR-516. GCMU zoning allows for many commercial uses. Contact broker for breakdown of rates.

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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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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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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

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.

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