

Industrial Exclusive Listings

July 2022



New

Auburn Corporate Center
Bldg I - Ste 102 + 104

1102 15th St SW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 45,844 SF

Office SF: -

Divisible To: -
Rate: -

Zoning: -
Clearance: ±10'
Dock Doors: 1
Grade Doors: 1

Shell Rate: \$0.80 SF/Mo
Office Rate: \$1.00 SF/Mo
Est. NNN Rate: \$0.60 SF/Mo

Comments: Access to loading dock area with 1 dock high door and 1 grade level door.

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New

Industrial/Yard + Warehouse Shop

6019 234th St SE
Woodinville, WA 98072

Listing Type: Sublease
Available: Now

Total SF Available: 36,750 SF

Office SF: ± 1,000 SF
Divisible To: 2,750 SF
Zoning: LI, Snohomish County
Clearance: -
Dock Doors: -
Grade Doors: 1

Monthly Rate: \$9,220/Mo + NNN

Comments: 36,759 SF Total Site, 2,750 SF building and shop includes +/- 1,000 SF of air conditioned office space, oversized grade level door, paved, fully fenced and secured, zoned industrial, additional yard potentially available. Call broker for details!

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New

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.

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Industrial Exclusive Listings

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I-5 Distribution/Showroom

13400 Interurban Ave S
Tukwila, WA 98168

Listing Type: Sale or Lease
Available: Now

Total SF Available: 25,801 SF

Office SF: 8,692 SF
Divisible To: -
Zoning: -
Clearance: 24'
Dock Doors: 4
Grade Doors: -

Comments: 17,109 SF of warehouse space & 8,692 SF of office. Total property site: 58,370 SF. Fully sprinklered building. \$30,000/Mo + NNN, \$6,995,000.00 - sale price. Heavy 3-phase power. Right on I-5.

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Auburn Corporate Center

Bldg I - Ste 102

1102 15th St SW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 25,167 SF

Office SF: 70% of total space (minimum)
Divisible To: -
Rate: -

Zoning: -
Clearance: ±10'
Dock Doors: -
Grade Doors: 1 set of double doors

Shell Rate: \$0.80 SF/Mo
Office Rate: \$1.00 SF/Mo
Est. NNN Rate: \$0.60 SF/Mo

Comments: Large flex space with excellent parking ratio of 5.0 parking stalls per 1,000 SF. Landlord will install grade level door.

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South Lind Square

Bldg A

437 SW 41st St
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 3,583 SF

Office SF: 1,800 SF
Divisible To: 1,783 SF
Rate: -

Zoning: CO
Clearance: 12.5'
Dock Doors: 1 set of double doors
Grade Doors: Grade level door possible

Shell Rate: \$1.00 SF/Mo
Office Rate: \$1.10 SF/Mo
Est. NNN Rate: \$0.40 SF/Mo

Comments: High image industrial flex space, 1,800 SF office with 1,783 SF warehouse, Double loading doors (grade level door possible), 12.5' clear height in warehouse, Heavy electrical power.

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Under Contract

Sunnydale Site

14404 Des Moines Memorial Dr S
SeaTac, WA 98168

Listing Type: Sale
Available: Under Contract

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.

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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: Now

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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Auburn 400 Industrial Park

1620 Industry Dr SW
Auburn, WA 98001

Listing Type: Lease
Available: September 1st, 2022

Total SF Available: 10,540 SF

Office SF: 1,160 SF
Land SF: -
Divisible To: -
Zoning: C3

Clearance: 24'
Dock Doors: 2
Grade Doors: 1

Comments: Newer concrete tilt-up construction, immediate access to Hwy-167 and Hwy-18, contact broker for more details & rates.

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228th Service Building

8439 S 228th St
Kent, WA 98031

Listing Type: Lease
Available: Now

Total SF Available: 6,203 SF

Office SF: 1,800 SF
Divisible To: -
Zoning: -
Clearance: 16'
Dock Doors: -
Grade Doors: 2 Oversized

Comments: 23,736 SF of land. Sprinkler + alarm systems in place. Amenities: large yard area, extra container storage, newer paint booths, fully operational high end air compressors, generator back-up system. Newly updated roof, heating + AC, paint energy efficient upgrades, newer paint booths, interior + exterior LED lighting

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Campus Park - Bldg 3

Ste 309 + 310

34310 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 4,830 SF

Office SF: 1,253 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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Industrial Exclusive Listings

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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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Leased

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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New

24th St Business Park - Bldg E

13720 24th St E
Sumner, WA 98390

Listing Type: Sublease
Available: Now

Total SF Available: 3,056 SF
-

Office SF: 217 SF
Divisible To: -
Zoning: M-1
Clearance: 18'-20'
Dock Doors: -
Grade Doors: 2
Rate: \$1.28/SF/Mo, Gross

Comments: Insulated bay door (14' x 14') with electric openers. Insulated and sprinklered buildings with gas heat. Heavy 3 - phase power to each unit. Immediate access to Hwy-167. Nearby amenities include hotel, gas, food, and banking. No B & O tax in Sumner. Sublease through 4/30/24. Contact brokers for additional information.

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Industrial Exclusive Listings

July 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: 2,878 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 3 Ste 309

34310 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,797 SF
-
Office SF: 600 SF

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

Comments: Can be combined with unit 310. 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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Industrial Exclusive Listings

July 2022



Campus Park - Bldg 3
Ste 310

34310 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,033 SF
-
Office SF: 653 SF
Divisible To: -
Zoning: BP
Clearance: -
Dock Doors: -
Grade Doors: 1
Rate: \$1.10/SF/Mo + NNN

Comments: Can be combined with unit 309. 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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Dead Storage Space

3200 - 3220 1st Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 1,000 SF
Divisible To: 100 SF
Rate: \$0.50/SF,
Industrial Gross

Comments: 100 SF - 1,000 SF of secured storage space, short term deals acceptable, contact brokers for additional information.

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