

# Industrial Exclusive Listings

## September 2022



### 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, longer term/direct deal available. Call broker for details!

### Shane Mahvi

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### 8801 S 228th St

8801 S 228th St  
Kent, WA 98031

Listing Type: Lease  
Available: Now

Total SF Available: 33,899 SF (0.78 AC)

Office SF: -  
Divisible To: -  
Zoning: -  
Clearance: -  
Dock Doors: -  
Grade Doors: -

Monthly Rate: \$0.25/SF/Mo + NNN

Comments: Graveled/fenced yard, direct access to Hwy-167, available with 30 days notice, no trailer parking please.

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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.

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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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### 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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### Kent West Corporate Park - Bldg C

6601 S 220th St  
Kent, WA 98032

Listing Type: Lease  
Available: Now

Total SF Available: 18,125 SF

Office SF: 1,747 SF  
Divisible To: -  
Zoning: I1  
Clearance: 24'  
Dock Doors: 6  
Grade Doors: 1 (oversized)

Comments: Located on West Valley Highway, Kent West Corporate Park is minutes from major freeways. High quality finishes are visible throughout the park. Clear height: 24', end cap unit, please call brokers for 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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### Prologis Park Renton Ste 1020

1020 Thomas Ave SW  
Renton, WA 98057

Listing Type: Lease  
Available: October 1st, 2022

Total SF Available: 9,600 SF

Office SF: 594 SF  
Divisible To: -  
Zoning: -  
Clearance: 22'  
Dock Doors: 1  
Grade Doors: 1

Comments: North of I-405. Great freeway access via West Valley Highway, Rainier Avenue South. Land: 5.67 AC. Call broker for rates.

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# Industrial Exclusive Listings

## September 2022

Leased



### Auto-Chlor Building

2310 112th St SW  
Everett, WA 98204

Listing Type: Lease  
Available: Now

Total SF Available: 4,900 SF

Office SF: Approx. 1,000 SF  
Divisible To: -  
Zoning: -  
Clearance: -  
Dock Doors: -  
Grade Doors: 1 (oversized)

Comments: Clear-span warehouse, conveniently located near Hwy-99 and Pain Field, zoned BP, approximately 1,000 SF of office, one oversized ground level door, call broker for rates.

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Leased



### 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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Leased



### 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

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### 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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### Campus Park - Bldg 3 Ste 302

1112 S 344th St  
Federal Way, WA 98003

Listing Type: Lease  
Available: Now

Total SF Available: 2,075 SF  
Office SF: 686 SF  
Divisible To: -  
Zoning: BP  
Clearance: -  
Dock Doors: -  
Grade Doors: 1  
Rate: \$1.15/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.

**Shane Mahvi**  
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# Industrial Exclusive Listings

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New

### 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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New

### 1307 Central Ave S Unit E

1307 Central Ave S  
Kent, WA 98032

Listing Type: Sublease  
Available: Now

Total SF Available: 912 SF

Office SF: 120 SF  
Divisible To: -  
Zoning: CM2  
Clearance: 16'  
Dock Doors: -  
Grade Doors: 1  
Rate: \$1.55/SF/Mo, Gross

Comments: Sublease through 09/30/2023, close to major freeways and highways. Contact broker for additional information.

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