

Industrial Exclusive Listings

January 2023



South Park Industrial Land

9311 4th Ave S
Seattle, WA 98108

Listing Type: Lease
Available: May 1st, 2023

Total SF Available: 10,800 SF

Office SF: 1,850 SF
Divisible To: -
Zoning: LI
Clearance: 24'
Dock Doors: -
Grade Doors: 3 oversized
14' x 16'

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: Located outside City of Seattle limits in unincorporated King County. Excellent access to the major highways. 8 private offices, 2 restrooms, conference room and a kitchenette.

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Kent West Corporate Park - Bldg D Ste 21902

219201-21929 67th Ave S
Kent, WA 98032

Listing Type: Lease
Available: 08/01/2023

Total SF Available: 110,110 SF

Office SF: -
Divisible To: -
Zoning: M1
Clearance: 24'
Dock Doors: 42
Grade Doors: 2 (oversized)

Comments: Located on West Valley Highway, Kent West Corporate Park is minutes from major freeways. High quality finishes are visible throughout the park. Please call brokers for rates. CH: 24', docks: 24, GL: 2 oversized (12' X 14'). Cross-dock/drive-thru capability, small insulated warehouse area.

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Kent West Corporate Park - Bldg D Ste 21901 + 21929

219201-21929 67th Ave S
Kent, WA 98032

Listing Type: Lease
Available: 08/01/2023

Total SF Available: 93,685 SF

Office SF: -
Divisible To: -
Zoning: M1
Clearance: 24'
Dock Doors: 23
Pony Docks: 6
Grade Doors: 2 (oversized)

Comments: Located on West Valley Highway, Kent West Corporate Park is minutes from major freeways. High quality finishes are visible throughout the park. Please call brokers for rates. Mezzanine: 3,088 SF 2nd floor, CH: 24', docks: 23, pony docks: 6, GL: 2 oversized (12' X 14'). Cross loaded space with concrete mezzanine for additional space.

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Kent West Corporate Park - Bldg D
Ste 21901

219201-21929 67th Ave S
Kent, WA 98032

Listing Type: Lease
Available: 08/01/2023

Total SF Available: 47,821 SF

Office SF: -
Divisible To: -
Zoning: M1
Clearance: 24'
Dock Doors: 10
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. Please call brokers for rates. CH: 24', docks: 10, GL: 1 oversized (12' X 14').

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Kent West Corporate Park - Bldg D
Ste 21929

219201-21929 67th Ave S
Kent, WA 98032

Listing Type: Lease
Available: 08/01/2023

Total SF Available: 45,864 SF

Office SF: 7,966 SF
Divisible To: -
Zoning: M1
Clearance: 24'
Dock Doors: 13
Pony Docks: 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. Please call brokers for rates. Mezzanine: 3,088 SF 2nd floor, CH: 24', docks: 13, pony docks: 6, GL: 1 oversized (12' X 14').

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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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Industrial Exclusive Listings

January 2023



21415 87th Ave SE

21415 87th Ave SE
Woodinville, WA 98072

Listing Type: Sublease
Available: 04/01/2023

Total SF Available: 30,872 SF

Office SF: 7,962 SF
Divisible To: -
Zoning: LI
Clearance: 18'-20'
Dock Doors: 2 (dock platform)
Grade Doors: 2 (oversized)

Comments: 2 dock positions (dock platform), 2 grade level doors (oversized), 60'x25' column spacing, fully sprinklered, 18'-20' clear height, fenced/secured yard included, available 4/01/22, or potentially sooner, sublease through 1/14/26. Please contact broker for rates. Please do not disturb Tenant, contact broker for showings.

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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: CLI
Clearance: 24'
Dock Doors: 4
Grade Doors: -

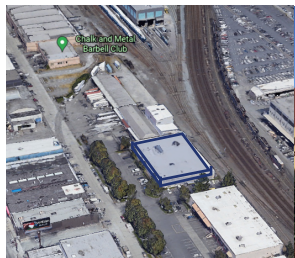
Comments: 17,109 SF of warehouse space & 8,692 SF of office. Total property site: 58,370 SF. Fully sprinklered building. \$30,000/Mo + NNN, \$6,995,000.00 - sale price. Heavy 3-phase power. Right on I-5.

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Occidental Business Park Building 1

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: June 2023

Total SF Available: 20,400 SF

Office SF: -
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: Many different uses including office, assembly warehousing, and flex. Contact broker for more details and rates.

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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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New

Airport Commerce Center Bldg C

11620 Airport Rd
Everett, WA 98204

Listing Type: Sublease
Available: Now

Total SF Available: 12,616 SF

Office SF: 4,660 SF
Lab SF: 5,304 SF
Divisible To: -
Zoning: BP
Clearance: 22'
Dock Doors: 1
Grade Doors: 2
Rate: \$1.47 SF/Mo + NNN

Comments: High end finishes, strong credit sublessor, landlord will consider direct longer term lease. Sublease term through 7/31/2024.

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New

Pacific Industrial Park Ste 101

15000 40th Ave NE
Marysville, WA 98271

Listing Type: Sublease
Available: Now

Total SF Available: 10,800 SF

Office SF: 1,785 SF
Divisible To: -
Zoning: LI
Clearance: 24'
Dock Doors: -
Grade Doors: 3 oversized
14' x 16'

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: Located in a burgeoning industrial development area (Amazon Fulfillment Center just opening). Excellent parking ratio, insulated, contact broker 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. LANDLORD WILL CONSIDER REDUCING OFFICE TO APPROX. 4,538 SF.

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West Park Corporate Campus Ste D107

3320 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 8,948 SF

Office SF: 1,500 SF
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 2
Grade Doors: 1
Rate: -

Comments: Heavy power: 400 Amps at 480 Volts, 3 phase, 30' clear height, excellent office layout, sprinklered, excellent highway 167 frontage, class A image, excellent access and proximity to I-5, SR-18 and Hwy-167, contact broker for rates and details.

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Seattle South Business Park Bldg 8

18296 Andover Park W
Tukwila, WA 98188

Listing Type: Sublease
Available: Now

Total SF Available: 8,640 SF

Office SF: 1,428 SF
Divisible To: -
Zoning: HI
Clearance: 24'
Dock Doors: 2
Grade Doors: 1
Rate: \$8,900/Mo + NNN

Comments: Rare small dock high distribution space with fenced yard in back. Sublease term through 11/30/2023.

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Industrial Exclusive Listings

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Occidental Business Park
Building 3, Ste 3C

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 3,951 SF

Office SF: 3,201 SF
Storage SF: 750 SF
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 3,201 SF of air conditioned office.
750 SF of high bay storage.
Immediate occupancy. Contact
broker for more details.

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Kent Business Center

25530 74th Ave S
Kent, WA 98032

Listing Type: Sublease
Available: Now

Total SF Available: 2,670 SF

Office SF: 2,214 SF
Divisible To: -
Zoning: M2
Clearance: -
Dock Doors: -
Grade Doors: 1

Monthly Rate: \$2,797.00/Mo + NNN

Comments: The Kent Valley Business Center is centrally location with convenient freeway access to SR-167 and I-5, and within walking distance to park and interurban trail.
Warehouse: 456 SF, 1 grade level door, sublease through January 31st, 2024. Direct lease possible.

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Occidental Business Park
Building 3, Ste 3D

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 2,550 SF

Office SF: -
Warehouse SF: -
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 2,550 SF of finished office space.
Contact broker for more details.

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Industrial Exclusive Listings

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Occidental Business Park
Building 3, Ste 3A

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 2,123 SF

Office SF: -
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 2,123 SF of finished office space.
End of building location.
Immediate occupancy. Contact
broker for more details.

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Occidental Business Park
Building 3, Ste 3A

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 2,123 SF

Office SF: -
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: -

Shell Rate: -
Office Rate: -
Est. NNN Rate: -

Comments: 2,123 SF of finished office space.
End of building location.
Immediate occupancy. Contact
broker for more details.

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Campus Park - Bldg 1
Ste 106

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 1,907 SF

Office SF: 601 SF
Divisible To: -
Zoning: BP
Clearance: -
Dock Doors: -
Grade Doors: 1
Rate: \$1.25/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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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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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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