

Industrial Exclusive Listings

February 2023



M-3 Business Park
Building A, B & C

1001 - 1061 Andover Park E
Tukwila, WA 98188

Listing Type: Sale
Available: Now

Total SF Available: 132,128 SF

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

Sale Price: \$29,866,666.00
Comments: Bldg A: 6 Tenants, dock high, high bay warehouse spaces, individual spaces range from 4,800 SF - 19,200 SF, 24' clear height. Bldg B: 3 Tenants, high image showroom and office spaces, high exposure to Andover Park East, GL warehouse loading, 18' clear height. Bldg C: 4 Tenants, high image showroom and office spaces, high exposure to Andover Park East, GL warehouse loading, 18' clear height.

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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

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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: -

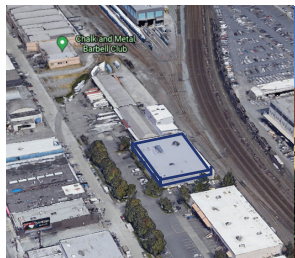
Comments: 17,109 SF of warehouse space & 8,692 SF of office. Total property site: 58,370 SF. Fully sprinklered building. \$30,000/Mo + NNN, \$6,995,000.00 - sale price. Heavy 3-phase power. Right on I-5.

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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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**West Park Corporate Campus
Bldg A**

Ste A105 & A106
1220 37th St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 19,573 SF

Office SF: 5,304 SF - 10,189 SF
Divisible To: 14,688
Zoning: M1
Clearance: 30'
Dock Doors: 3
Grade Doors: 1
Rate: -

Comments: 1 Oversized grade level door, 3-phase power, 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, built in 2000. Option A: 19,573 Total SF (10,189 SF two story office), Option B: 14,688 Total SF (5,304 SF of office). Call Broker for 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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**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

The Landing Center - Bldg B

22404 66th Ave S
Kent, WA 98032

Listing Type: Lease
Available: October 1st, 2023

Total SF Available: 12,227 SF

Office SF: 3,949 SF
Divisible To: -
Zoning: M1
Clearance: 18' - 22'
Dock Doors: 2
Grade Doors: 1

Comments: Good end cap space with mix of private offices, open work space. Warehouse space has been historically used for assembly/manufacturing and printing operations. Warehouse area is climate controlled. Please call brokers for rates, touring the space. Do not disturb existing Tenant.

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New

Prologis Park Tukwila Ste 1133

1133 Andover Park W
Tukwila, WA 98188

Listing Type: Sublease
Available: 06/01/2023

Total SF Available: 12,000 SF

Office SF: 849 SF
Divisible To: -
Zoning: CM
Clearance: 24'
Dock Doors: 4
Grade Doors: -

Comments: 4 Dock doors, 24' CH, 48'0" x 24'7" column spacing, easy access to I-5, I-405 and SR-167, within 5 miles to Sea-Tac Airport, available June 1st, 2023, sublease through March 31st, 2027. Please contact 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. LANDLORD WILL CONSIDER REDUCING OFFICE TO APPROX. 4,538 SF.

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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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West Park Corporate Campus
Bldg D

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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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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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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Industrial Exclusive Listings

February 2023



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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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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Industrial Exclusive Listings

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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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