

Industrial Exclusive Listings

April 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

219202 64th 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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Industrial Exclusive Listings

April 2023



South Park Industrial Land

9311 4th Ave S
Seattle, WA 98108

Listing Type: Lease
Available: May 1st, 2023

Total SF Available: 2.12 Acres

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 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: 2 (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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Industrial Exclusive Listings

April 2023



Park 222 - Bldg B

8429 S 222nd St
Kent, WA 98031

Listing Type: Lease
Available: 11/01/2023

Total SF Available: 38,965 SF

Office SF: 2,300 SF
Divisible To: -
Zoning: CM1
Clearance: 24'
Dock Doors: 12
Van High Doors: 6
Grade Doors: 1 (oversized)

Comments: High identity, 3-phase power, end-cap location, plenty of truck maneuvering, 24' clear height, 12 dock high doors, 6 van high doors, 1 oversized grade level door (12' X 14'), please call broker for rates.

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1501 West Rose St

1501 West Rose St
Union Gap, WA 98903

Listing Type: Lease
Available: Pending

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: 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.

Brian Bruininks, CCIM

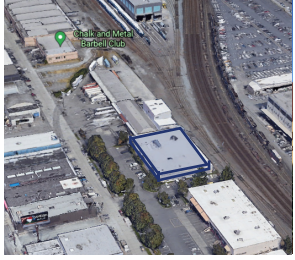
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Occidental Business Park Building 1

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 - Option A
1220 37th St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 19,573 SF

Office SF: 10,189 SF
Divisible To: -
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), 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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Industrial Exclusive Listings

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West Park Corporate Campus Bldg A

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

Listing Type: Lease
Available: Now

Total SF Available: 14,688 SF

Office SF: 5,304 SF
Divisible To: -
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 B: 14,688 Total SF (5,304 SF of office). Call Broker for rates.

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North Valley Business Park

17640 W Valley Hwy
Tukwila, WA 98188

Listing Type: Lease
Available: August 1st, 2023

Total SF Available: 13,484 SF

Office SF: 836 SF
Divisible To: -
Zoning: CLI
Clearance: -
Dock Doors: 4
Grade Doors: 3

Comments: Approximately 836 SF of quality, air-conditioned office space, 24' clear height - warehouse ceiling, prime north Kent Valley location on West Valley Highway, available August 1, 2023, contact broker for rental rates.

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Centerpointe Business Park

Ste 18034 & 18064

18034/18064 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 12,710 SF

Office SF: 5,590 SF
Divisible To: -
Zoning:
Clearance: -
Dock Doors: 2
Grade Doors: 1

Comments: Loading area is designed to accommodate larger delivery trucks. 1 grade level door, 2 grade level/dock high platform doors. Great flex industrial space at north end of Kent. Space has two office entries. The office area is a mix of private offices, open space, conference room and break room. Warehouse has 16'9" and 14' clear heights.

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Industrial Exclusive Listings

April 2023



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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Olsen Building
Ste A

22 42nd St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 12,342 SF

Office SF: 2,200 SF
Divisible To: -
Zoning: M1
Clearance: 24'
Dock Doors: 2
Grade Doors: 1 oversized (12' X 14')

Comments: Office SF: 2,200 SF (two-story), zoned M1, 24' clear height, sprinklered, 200 amps of 277/480v, 3 phase. Available May 1st, 2023 (with 30 days notice to existing tenant). Contact brokers for rates.

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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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Centerpointe Business Park
Ste 18014 & 18016

18014/18016 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: October 1st, 2023

Total SF Available: 10,267 SF

Office SF: 4,894 SF
Divisible To: -
Zoning:
Clearance: 14'
Dock Doors: Access to truck dockwell
Grade Doors: 7

Comments: Great smaller flex industrial space at the north end of Kent. Close to Southcenter and all major freeways. Space has two entries, mix of open space. 6 private offices, conference room, lunch room, and open space. Loading area is designed to accommodate larger delivery trucks. Please call listing agents for rates and access to tour.

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Industrial Exclusive Listings

April 2023



Centerpointe Business Park
Ste 18064

18064 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 8,756 SF

Office SF: 3,316 SF
Divisible To: -
Zoning:
Clearance: -
Dock Doors: 1
Grade Doors: 1

Comments: Loading area is designed to accommodate larger delivery trucks. 1 grade level door, 1 dock high door. Great flex industrial space at north end of Kent. Office area has two private offices, conference room, and break room. Warehouse has 16'9" clear height.

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Pacific West Business Center

18870 72nd Ave S
Kent, WA 98032

Listing Type: Sublease
Available: Now

Total SF Available: 5,000 SF

Office SF: 600 SF
Divisible To: -
Zoning:
Clearance: 22'
Dock Doors: 1
Grade Doors: -

Comments: Strong location with quick and easy access to I-5 and Hwy-167. Sublease through 11/30/25. Contact broker for rates.

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Occidental Business Park
Building 3, Ste 3B

2454 Occidental Ave S
Seattle, WA 98134

Listing Type: Lease
Available: April 1st, 2023

Total SF Available: 4,465 SF

Office SF: -
Warehouse SF: ~2,000 SF
Divisible To: -
Zoning: IG1-U85
Clearance: -
Dock Doors: -
Grade Doors: GL loading

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

Comments: Approx. 2,000 SF of warehouse space. Approx. 2,465 SF of finished office space. Warehouse ground level loading. Call broker for rental rates and current broker bonus.

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Industrial Exclusive Listings

April 2023



Kent West Corporate Park
Bldg A

22013 68th Ave S
Kent, WA 98032

Listing Type: Lease
Available: June 1st, 2023

Total SF Available: 4,000 SF

Office SF: 1,671 SF
Divisible To: -
Zoning:
Clearance: 14'
Dock Doors: 1
Grade Doors: 1

Comments: Small service/retail/warehouse space with great frontage on West Valley Hwy, 1,671 SF of Office/Showroom, 14' clear height. Available June 1st, 2023. Contact brokers for rates.

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Centerpointe Business Park
Ste 18034

18034 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 3,954 SF

Office SF: 2,274 SF
Divisible To: -
Zoning:
Clearance: -
Dock Doors: 1
Grade Doors: 1

Comments: Loading area is designed to accommodate larger delivery trucks. 1 grade level door, 1 dock high door. Great flex/industrial space at north end of Kent. Office area has four private offices, conference room and open work area. Warehouse has 14' clear height.

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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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Industrial Exclusive Listings

April 2023



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.
Call broker for rental rates and
current broker bonus.

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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: 2,185 SF

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

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

Comments: 2,185 SF of finished office space.
End of building location.
Immediate occupancy. Call
broker for rental rates and current
broker bonus.

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Campus Park - Bldg 1
Ste 106

34310 9th Ave S
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

April 2023



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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Campus Park - Bldg 3 Ste 305

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 1,285 SF

Office SF: 576 SF
Divisible To: -
Zoning: BP
Clearance: -
Dock Doors: -
Grade Doors: 1
Rate: \$1.30/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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