

Industrial Exclusive Listings

May 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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North Country 287

6610 S 287th St
Auburn, WA 98032

Listing Type: Lease
Available: 12/01/2023

Total SF Available: 105,208 SF

Office SF: BTS
Divisible To: -
Zoning: -
Clearance: 32'
Dock Doors: 21
Grade Doors: 2

Comments: Stand-alone building. Excellent West Valley Highway frontage. Power: 2,000 amps, 277/480v, 3-phase, truck court depth: 135', column spacing: 56' X 50', ESFR fire sprinklered, LED warehouse lighting, canopied loading docks, EV ready conduit installed in parking areas next to office nodes, 7" concrete reinforced slab.

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Industrial Exclusive Listings

May 2023



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: 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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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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Charles Street Assoc. Building

18802 72nd Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 32,641 SF

Office SF: 5,426 SF
Divisible To: -
Zoning: M2
Clearance: 24'
Dock Doors: 6
Grade Doors: 1 (oversized)

Shell Rate: \$0.85/SF/Mo
Office Rate: -
Est. NNN Rate: -

Comments: Stand-alone building. Ample parking. Excellent Kent Valley location.

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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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Industrial Exclusive Listings

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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

May 2023



**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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**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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Industrial Exclusive Listings

May 2023



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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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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Industrial Exclusive Listings

May 2023



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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SDC Annex Building

5811 6th Ave S
Seattle, WA 98108

Listing Type: Lease
Available: Now

Total SF Available: 11,504 SF

Office SF: -
Divisible To: -
Zoning: IG-2
Clearance: 18'
Dock Doors: -
Grade Doors: -

Comments: Located in Seattle's vibrant Georgetown neighborhood. The property's corner location in the Design Center area gives tenants excellent visibility. The SDC Annex Building is easily accessible to all the major freeways with on/off ramps to I-5 and Hwy 99 less than 0.5 mile away. Many new Seattle restaurants nearby + strong retail services. Call broker for rates.

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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

May 2023



Leased

Pacific West Business Center

18870 72nd Ave S
Kent, WA 98032

Listing Type: Sublease
Available: Leased

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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New

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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New

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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Industrial Exclusive Listings

May 2023



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. 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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Industrial Exclusive Listings

May 2023



Campus Park - Bldg 2
Ste 213

1020 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,067 SF
-
Office SF: 654 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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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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