

# Industrial Exclusive Listings

## August 2023



### Large Yard

24300 Pacific Hwy S  
Kent, WA 98026

Listing Type: Lease  
Available: January 1st, 2024

Total SF Available: 375,521 SF

Office SF: 1,040  
Divisible To: -  
Zoning: GC  
Clearance: 16'  
Dock Doors: -  
Grade Doors: 3 (14' oversized)

Comments: Truck + service facility, great location between the ports, adjacent to I-5 and Pacific Hwy S, 3,200 SF service building, three (3) 14' oversized bay doors, drive through, lots of power, separate 1,040 SF office building at entrance, fully fenced. Call broker for rates.

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### Kent West Corporate Park - Bldg D Ste 21902

219202 64th Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: August 1st, 2023

Total SF Available: 110,110 SF

Office SF: Up to 13,502 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: 42, GL: 2 oversized (12' X 14'). Cross-dock/drive-thru capability, and portion is insulated warehouse area. 4,485 SF 1st floor office, 9,017 SF 2nd floor office.

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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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**Kent West Corporate Park - Bldg D**  
Ste 21929

219201-21929 67th Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Nov. 1st, 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. CH: 24', docks: 13, pony docks: 6, GL: 1 oversized (12' X 14'). 2,378 SF 2nd floor office and 3,088 SF concrete mezzanine storage.

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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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Leased

**Charles Street Assoc. Building**

18802 72nd Ave S  
Kent, WA 98032

Listing Type: Fully Leased  
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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## August 2023



### I-5 Distribution/Showroom

13400 Interurban Ave S  
Tukwila, WA 98168

Listing Type: Sale or Lease  
Available: August 1st, 2023

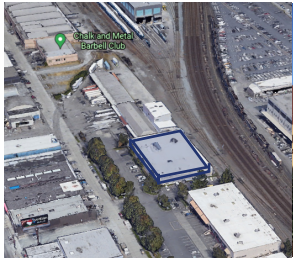
Total SF Available: 25,801 SF

Office SF: Up to 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: Now

Total SF Available: 20,400 SF

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

Rate: \$12.00/SF/Yr + NNN

Comments: Divisible to two (2) spaces. Potential storage, secured, paved area, high car parking ratio for SODO. Flexible building modifications. Many different uses including office, assembly warehousing, and flex. Over 1,600 amps of electrical power. Contact broker for more details and rates.

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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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### 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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### 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: Now

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, sublease through March 31st, 2027. Please contact brokers for rates.

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# Industrial Exclusive Listings

## August 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. Permit in hand to reduce office to approx. 4,538 SF.

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New

### Olsen Building Ste B

22 42nd St NW  
Auburn, WA 98001

Listing Type: Lease  
Available: September 1st, 2023

Total SF Available: 11,820 SF

Office SF: 1,500 SF  
Divisible To: -  
Zoning: M1  
Clearance: 24'  
Dock Doors: 2  
Grade Doors: 2 oversized

Comments: Office SF: 1,500 SF (two-story), zoned M1, 24' clear height, 2 dock high doors, 2 oversized grade level doors, sprinklered, 600+ amps of 277/480v, 3 phase (Tenant to verify), available September 1st, 2023, contact brokers for rates.

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New

### 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 72<sup>nd</sup> 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: M1  
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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**West Park Corporate Campus**  
Ste D101

3320 W Valley Hwy N  
Auburn, WA 98001

Listing Type: Lease  
Available: October 1st, 2023

Total SF Available: 9,339 SF

Office SF: 2,716 SF  
Divisible To: -  
Zoning: M1  
Clearance: 30'  
Dock Doors: 2  
Grade Doors: 1  
Rate: -

Comments: Heavy power: 400 amps at 480 volts, 3-phase. Excellent office layout, sprinklered, excellent highway 167 frontage, class A image, excellent access and proximity to I-5, SR-18 and Hwy-167. Call broker for rates.

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**Tukwila Commerce Center**  
Ste 100

12610 Interurban Ave S  
Tykwila, WA 98168

Listing Type: Lease  
Available: Now

Total SF Available: 7,800 SF

Office SF: 737 SF  
Divisible To: -  
Zoning: CLI  
Clearance: 24'  
Dock Doors: 3  
Grade Doors: 1  
Rate: -

Comments: Excellent access to I-5 and SR-599, adjacent to Tukwila Community Center and Interurban Trail. Call agent for rates. Flexible term up to 4 years. 1 grade level door.

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# Industrial Exclusive Listings

## August 2023



**Kent West Corporate Park**  
Bldg A

22013 68th Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

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. Contact brokers for rates.

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**30th & B St Business Park**

61 30th St NW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 3,020 SF

Office SF: 120 SF  
Divisible To: -  
Zoning: M-2, Auburn  
Clearance: 16'  
Dock Doors: -  
Grade Doors: 2  
Rate: -

Comments: Industrial Space for Sublease at 30th & B Street Business Park. New LED lighting and ample power. Fully fenced site with gate card access during off hours. Close to Auburn and Kent Station Commuter Rail (Sounder South Line). Sprinklered, 2 Grade level doors (12' doors).

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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

## August 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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**Renton Business Park**  
Ste A101

901 Rainier Ave N  
Renton, WA 98057

Listing Type: Lease  
Available: Now

Total SF Available: 1,920 SF  
Divisible To: -  
Rate: \$1.33 SF/Mo + NNN

Comments: First floor, office: 750 SF, warehouse: 1,170 SF, and 1 bathroom. Easy access to I-405 and I-5. 24 hour access for your convenience. Ample on-site parking. Expansion opportunities available. Contact brokers for more information.

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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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