

Industrial Exclusive Listings

October 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.

Bruce Clarkson
D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com



Kent West Corporate Park - Bldg D Ste 21902

219202 64th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

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.

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



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.

Dave Dunn, CCIM
D: (206) 336-5326
C: (206) 459-3383
ddunn@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

Industrial Exclusive Listings

October 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)

Shell Rate: \$0.95/SF/Mo
Office Rate: \$1.30/S/Mo
Est. NNN Rate: -

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.

Dave Dunn, CCIM

D: (206) 336-5326
C: (206) 459-3383
ddunn@andoverco.com

Shane Mahvi

D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



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.

George Rockwell, SIOR

D: (206) 336-5328
C: (206) 679-7625
grockwell@andoverco.com



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: 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.

Brian Bruininks, CCIM

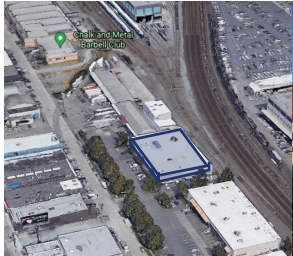
D: (206) 336-5324
C: (206) 769-3633
bbuininks@andoverco.com

George Rockwell, SIOR

D: (206) 336-5328
C: (206) 679-7625
grockwell@andoverco.com

Industrial Exclusive Listings

October 2023



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.

Shane Mahvi

D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

George Rockwell, SIOR

D: (206) 336-5328
C: (206) 679-7625
grockwell@andoverco.com



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.

Bruce Clarkson

D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com



North Valley Business Park

17640 W Valley Hwy
Tukwila, WA 98188

Listing Type: Lease
Available: Fully Leased

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.

George Rockwell, SIOR

D: (206) 336-5328
C: (206) 679-7625
grockwell@andoverco.com

Industrial Exclusive Listings

October 2023



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.

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



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.

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

Richard Raiford
D: (206) 357-5486
C: (843) 442-0150
rraiford@andoverco.com



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. Construction currently underway, space will be revised per the floor plan.

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

Industrial Exclusive Listings

October 2023



Olsen Building
Ste B

22 42nd St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

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.

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com

Jack Crane
D: (206) 258-3159
C: (206) 446-6699
jacklc@andoverco.com



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.

Bruce Clarkson
D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com



Andover Distribution Center
Bldg B

555 Strander Blvd
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 10,000 SF

Office SF: 400 SF mezz. office
Divisible To: -
Zoning: TUC
Clearance: 27'
Dock Doors: 1
Grade Doors: 1

Comments: Approx. 10,000 SF w/ 400 SF mezzanine office. Call broker for rates.

Shane Crook
D: (206) 336-5330
C: (206) 579-1149
scrook@andoverco.com

Industrial Exclusive Listings

October 2023



West Park Corporate Campus
Ste D101

3320 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: Now

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.

Arne Svendsen
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



Clay St Business Park I
Ste B2

116 Clay St NW
Auburn, WA 98001

Listing Type: Lease
Available: December 1st, 2023

Total SF Available: 8,144 SF

Office SF: 1,100 SF
Divisible To: -
Zoning: M-1
Clearance: 24'
Dock Doors: 2
Grade Doors: 1

Comments: Dock high and grade level served suites. Convenient access to Hwy-167 and Hwy-18. 24' clear height. Fully sprinklered buildings. Call brokers for rates.

Jack Crane
D: (206) 258-3159
C: (206) 446-6699
jackic@andoverco.com

Jeff Crane
D: (206) 336-5336
C: (206) 949-4339
jcrane@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbruininks@andoverco.com



Gaco Western Bldg

18700 Southcenter Pkwy
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 8,000 SF

Office SF: Approx. 100 SF
Divisible To: -
Zoning: HI
Clearance: 20'
Dock Doors: -
Grade Doors: -

Comments: 8,000 SF Total - dead storage space, 2 dock high loading doors, approx. 100 SF warehouse office, 20' clear height, zoning heavy industrial, call broker for rates.

Shane Crook
D: (206) 336-5330
C: (206) 579-1149
scrook@andoverco.com

Industrial Exclusive Listings

October 2023



Clay St Business Park I
Ste A2

116 Clay St NW
Auburn, WA 98001

Listing Type: Lease
Available: December 1st, 2023

Total SF Available: 7,253 SF

Office SF: 1,200 SF
Divisible To: -
Zoning: M-1
Clearance: 24'
Dock Doors: 3
Grade Doors: 1

Comments: Dock high and grade level served suites. Convenient access to Hwy-167 and Hwy-18. 24' clear height. Fully sprinklered buildings. Call brokers for rates.

Jack Crane
D: (206) 258-3159
C: (206) 446-6699
jacklc@andoverco.com

Jeff Crane
D: (206) 336-5336
C: (206) 949-4339
jcrane@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbuininks@andoverco.com



West Park Corporate Campus
Ste D106

3320 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 5,991 SF

Office SF: 1,138 SF
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 1
Grade Doors: 1 (oversized)
Rate: -

Comments: 3-phase power. 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.

Arne Svendsen
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbuininks@andoverco.com



Kent West Corporate Park
Bldg B

21909 68th Ave S
Kent, WA 98032

Listing Type: Lease
Available: March 1st, 2024

Total SF Available: 5,475 SF

Office SF: 1,403 SF
Divisible To: -
Zoning:
Clearance: 14'
Dock Doors: 1
Grade Doors: 1

Comments: Great frontage on West Valley Hwy, 1,403 SF of office, 14' clear height. Possible expansion to 11,000 SF. Contact brokers for rates.

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

Brian Bruininks, CCIM
D: (206) 336-5324
C: (206) 769-3633
bbuininks@andoverco.com

Industrial Exclusive Listings

October 2023



Port 106 Bldg

4746 Ohio Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 4,800 SF

Office SF: 800
Divisible To: -
Zoning: M-1
Clearance: 18'
Dock Doors: -
Grade Doors: -

Comments: Paint booth available. Located just south of downtown Seattle and minutes from the Port of Seattle. Located on city bus routes. Space has been off market for years & available now. CH: approx. 18', Zoning: M-1, Seattle. Dock high loading door and drive-in ramps. Heavy 3 phase power. Call broker for rates.

Bruce Clarkson

D: (206) 336-5332
C: (206) 399-6218
bclarkson@andoverco.com



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.

Shane Mahvi

D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

Brian Bruininks, CCIM

D: (206) 336-5324
C: (206) 769-3633
bbuininks@andoverco.com



Seattle Exchange @ Southcenter Building 20

844 Industry Dr
Tukwila, WA 98188

Listing Type: Sublease
Available: Now

Total SF Available: 3,016 SF

Office SF: -
Divisible To: -
Zoning: TUC
Clearance: -
Dock Doors: -
Grade Doors: 1

Monthly Rate: \$5,802.78/Mo, Gross

Comments: Option 1: 2,423 SF office, 593 SF warehouse. Option 2: 2,005 SF office, 1,011 SF warehouse. Includes small outdoor fenced area. Sublease Through 7/31/25. Minutes from I-405, Hwy-167, and SeaTac Airport. Close to Westfield Southcenter Mall and area amenities.

Shane Mahvi

D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com

Jack Crane

D: (206) 258-3159
C: (206) 446-6699
jacklc@andoverco.com

Industrial Exclusive Listings

October 2023



Clay St Business Park II
Ste B-2

201 - 245 Clay St NW
Auburn, WA 98001

Listing Type: Lease
Available: February 1st, 2024

Total SF Available: 2,939 SF

Office SF: 350 SF
Divisible To: -
Zoning: M1
Clearance: 16'
Dock Doors: -
Grade Doors: 1

Comments: 16' clear height, sprinklered building, central Kent Valley location, high quality construction, flexible terms. Call brokers for rates.

Jack Crane

D: (206) 258-3159
C: (206) 446-6699
jacklc@andoverco.com

Jeff Crane

D: (206) 336-5336
C: (206) 949-4339
jcrane@andoverco.com



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.

Shane Mahvi

D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



9th Avenue Pavilion
Ste 108

33434 8th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,257 SF

Divisible To: N/A
Rate: \$27.50 SF/Yr,
Full Service

Comments: Minutes away from shopping and amenities at Federal Way Commons. Close proximity to Metro Transit stops. Ample parking ratio of 3.2 stalls per 1,000 SF of building area. High end finish level, gorgeous space with lots of windows! Five (5) private offices, one (1) conference room, and kitchenette.

Mike Hemphill

D: (206) 336-5325
C: (206) 550-4176
mhemphill@andoverco.com

Richard Raiford

D: (206) 357-5486
C: (843) 442-0150
rraiford@andoverco.com

Industrial Exclusive Listings

October 2023



Campus Park - Bldg 2
Ste 203

1020 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,047 SF
-
Office SF: 592 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.

Arne Svendsen
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



Campus Park - Bldg 2
Ste 208

1020 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,035 SF
-
Office SF: 569 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.

Arne Svendsen
D: (206) 336-5331
C: (206) 947-2885
asvendsen@andoverco.com

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com



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.

Shane Mahvi
D: (206) 336-5338
C: (858) 442-0441
smahvi@andoverco.com