

Industrial Exclusive Listings

February 2024



Large Yard

24300 Pacific Hwy S
Kent, WA 98026

Listing Type: Lease
Available: Now

Total SF Available: 375,521 SF

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

Shell Rate: \$0.21/SF/Mo

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



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
bbruininks@andoverco.com

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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
bbruininks@andoverco.com



North Country 287

6610 S 287th St
Auburn, WA 98032

Listing Type: Lease
Available: Now

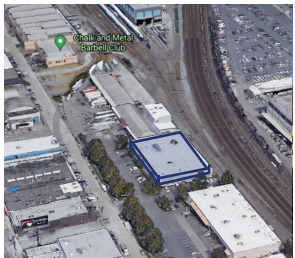
Total SF Available: 105,208 SF

Office SF: BTS
Divisible To: -
Zoning: -
Clearance: 32'
Dock Doors: 22
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



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

Industrial Exclusive Listings

February 2024



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



ACR Building

1017 S 344th St
Federal Way, WA 98003

Listing Type: Sublease
Available: Through 5/31/29

Total SF Available: 18,543 SF

Office SF: 660 SF
Divisible To: -
Zoning: CE
Clearance: 25'
Dock Doors: 3
Grade Doors: 2
Rate: -

Comments: Loading: 3 dock high (1 edge of dock leveler), 2 grade level (double wide), ceiling height: 25' clear height, flexible term available, sublease term through 5/31/29, excellent distribution space, good truck maneuvering, easy access to I-5 via S 348th St, high visibility signage, call broker for rates.

Arne Svendsen

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



The Landing Center - Bldg B

22404 66th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

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. Potential to remove some office space. Please call brokers for rates.

Brian Bruininks, CCIM

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

Shane Mahvi

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

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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: 4,538 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. Newly delivered space. Good end cap space with excellent West Valley Hwy frontage. Please call brokers for rates.

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

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



Auburn 400

1620 Industry Dr SW
Auburn, WA 98001

Listing Type: Lease
Available: March 1st, 2024

Total SF Available: 11,650 SF

Office SF: 1,401
Divisible To: -
Zoning: C3
Clearance: 24'
Dock Doors: 2
Grade Doors: 1

Comments: Newer concrete tilt-up construction. Immediate access to Hwy-167 and Hwy-18. Call broker for more details.

Bruce Clarkson
D: (206) 336-5332
C: (206) 399-6218
bclarkson@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: Yes
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

Industrial Exclusive Listings

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**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



131 Andover Park E

131 Andover Park E
Tukwila, WA 98188

Listing Type: Lease or Sale
Available: Now

Total SF Available: 9,374 SF

Office SF: 2,700 SF
Showroom: 2,464 SF
Warehouse: 3,300 SF
Storage: 910 SF
Zoning: TUC
Clearance: 20'
Dock Doors: -
Grade Doors: 3

Rate: \$1.50/SF/Mo + NNN
Sale Price: \$3,200,000

Comments: Showroom/Flex/Office space available for lease/sale! 9,374 RSF total: 2,464 RSF retail/showroom, 2,700 RSF office/tech space, 3,300 RSF flex warehouse service bays - 20' clear height, 910 RSF mezzanine storage. Strategic location with immediate access to I-405 and I-5.

Mike Hemphill

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



**West Park Corporate Campus
Ste D101**

3320 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 9,370 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

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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
bbruininks@andoverco.com



Clay St Business Park I
Ste A2

116 Clay St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

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
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

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Auto - Chlor Building

2310 112th St SW
Everett, WA 98204

Listing Type: Lease
Available: Now

Total SF Available: 4,900 SF

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

Rate: \$1.35/SF/Mo + NNN

Comments: Clear-span warehouse, conveniently located near Hwy-99 and Pain Field, zoned BP, butler style building construction, call broker for rates.

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



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



MRH Building

Woodland Suite

1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 4,896 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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

February 2024



**MRH Building
C**

1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 3,924 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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



**MRH Building
B High**

1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 3,431 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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



**MRH Building
B Low**

1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 3,185 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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

Industrial Exclusive Listings

February 2024



Campus Park - Bldg 2
Ste 205

1020 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: With 30 days notice

Total SF Available: 2,004 SF
-
Office SF: 690 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 3
Ste 308

1112 S 344th St
Federal Way, WA 98003

Listing Type: Lease
Available: April 1st, 2024

Total SF Available: 1,374 SF
-
Office SF: 620 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



MRH Building
Warehouse D

1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 1,816 SF
-
Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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

Industrial Exclusive Listings

February 2024



MRH Building
Garage D

1103 - 1109 N 36th St
Seattle, WA 98103

Listing Type: Lease
Available: Now

Total SF Available: 571 SF

Office SF: -
Divisible To: -
Zoning: IC45
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Renovated office area, large windows, lots of natural light, unit includes full kitchen, shower, laundry, storage, and restrooms, outdoor, covered patio area, elevator and stair access.

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



Central Commerce Center
Ste 1000

1000 - 1036 Central Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 4,689 SF

Office SF: -
Divisible To: -
Zoning: CM2
Clearance: -
Dock Doors: -
Grade Doors: -

Comments: Option 1 Reconfiguration: Warehouse - 2,233 SF, Office - 1,325 SF. Central Commerce Center is located on Central Avenue in the heart of Kent Valley. All office areas are fully air conditioned by roof-mounted HVAC units (excluding Building D). Gas fired unit heaters. Asphalt surface parking. Tilt-up concrete walls, slab on grade ground floors, concrete slab.

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



Central Commerce Center
Ste 1004

1000 - 1036 Central Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 3,558 SF

Office SF: 2,143 SF
Divisible To: -
Zoning: CM2
Clearance: -
Dock Doors: -
Grade Doors: 1

Comments: Option 1 Reconfiguration: Warehouse - 1,991 SF, Office - 2,698 SF. Option 2 Reconfiguration: Warehouse - 2,728 SF, Office - 1,961 SF. Central Commerce Center is located on Central Avenue in the heart of Kent Valley. All office areas are fully air conditioned by roof-mounted HVAC units (excluding Building D). Gas fired unit heaters. Asphalt surface parking. Tilt-up concrete walls, slab on grade ground floors, concrete slab.

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

February 2024



New

Myers Way Bldg

10740 Myers Way S
Seattle, WA 98168

Listing Type: Lease
Available: Now

Total SF Available: 4,400 SF

Office SF: 2,000 SF
Divisible To: -
Zoning: CBSO
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



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: TUC
Zoning: -
Clearance: -
Dock Doors: 1
Grade Doors:

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



New

Lynnwood East Business Park Ste B-105

2031 196th St SW
Lynnwood, WA 98036

Listing Type: Sublease
Available: Now

Total SF Available: 2,653 SF

Office SF: 702 SF
Divisible To: -
Zoning: GC
Clearance: 24'
Dock Doors: -
Grade Doors: -

Comments: 2,653 SF of Industrial space available! 702 SF office/breakroom/restroom. 24' clear height. Call brokers for rates.

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

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

Industrial Exclusive Listings

February 2024



Park 222 - Bldg A

22222 84th Ave S
Kent, WA 98031

Listing Type: Lease
Available: Now

Total SF Available: 1,750 SF

Office SF: 750 SF
Divisible To: -
Zoning: CM1
Clearance: 14'
Dock Doors: -
Grade Doors: 1 (oversized)

Shell Rate: \$1.35/SF/Mo + NNN

Comments: Abundant parking, fully
sprinklered building, near freeway
interchange of SR-167 & S 288th
St.

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