

# Industrial Exclusive Listings

## March 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

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### 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.

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### Shane Mahvi

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### Kent West Corporate Park - Bldg B

21909 68th Ave S  
Kent, WA 98032

Listing Type: Lease  
Available: Now

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.

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## March 2024



**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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**North Country 287**

6620 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.

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**North Valley Business Park**

17616 W Valley Hwy  
Tukwila, WA 98188

Listing Type: Lease  
Available: Now

Total SF Available: 28,700 SF

Office SF: 3,500 SF  
Divisible To: -  
Zoning: CL1  
Clearance: 24'  
Dock Doors: 6  
Grade Doors: 3

Comments: Approximately 3,500 SF of office space, 24' clear height warehouse ceiling, 6 dock doors and 3 grade-level doors. Prime location on W Valley Hwy with convenient access to Hwy-167 and the I-405/I-5 interchange. Zoned C/Li for numerous business uses. Call for rates.

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## March 2024



### 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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### 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.

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## March 2024



### 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.

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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.

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### 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.

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# Industrial Exclusive Listings

## March 2024



### 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: -  
First Yr Introductory Rate: 6 months free, \$12.00/SF + NNN

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 more information.

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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.

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### Clay St Business Park II Ste A1 + A2 + A4

201 - 245 Clay St NW  
Auburn, WA 98001

Listing Type: Lease  
Available: Now

Total SF Available: 9,454 SF

Office SF: 350 SF (each suite)  
Divisible To: 2,393 SF  
Zoning: M-1  
Clearance: 16'  
Dock Doors: -  
Grade Doors: 1

Comments: 9,454 SF total in 3 different suites, can demise down to 2,393 SF. 16' Clear height, 350 SF office in each suite, building is fully sprinklered, 1 grade level loading door in each suite. Central Kent Valley location, high quality construction, call brokers for rates.

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# Industrial Exclusive Listings

## March 2024



### 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

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### 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.

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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.

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# Industrial Exclusive Listings

## March 2024



New

**Seattle South Business Park  
Building 8**

18296 Andover Park W  
Tukwila, WA 98188

Listing Type: Sublease  
Available: Until 11/30/28

Total SF Available: 8,640 SF

Divisible To: N/A  
Rate: \$12,123/Mo + NNN

Comments: Rare small dock high distribution space with fenced yard in back. Landlord will sign a direct lease with new tenant if needed.

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**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.

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New

**502 54th Ave E**

502 54th Ave E  
Fife, WA 98424

Listing Type: Lease  
Available: Now

Total SF Available: 6,820 SF

Office SF: -  
Divisible: Yes  
Zoning: INDUSTRIAL  
Clearance: -  
Dock Doors: -  
Grade Doors: -  
Rate: -

Comments: Currently built-out as a medical facility with over a dozen exam rooms and office areas. Perfect for a lab, veterinarian office or, occupational drug testing service. 50 exclusive parking stalls, brand new HVAC system. Close to buslines. Potential for billboard signage. Call broker for rates.

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## March 2024



### 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.

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### 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.

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### 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.

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# Industrial Exclusive Listings

## March 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.

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**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.

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**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.

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# Industrial Exclusive Listings

## March 2024



**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.

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**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.

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**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.

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# Industrial Exclusive Listings

## March 2024



**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.

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**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.

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**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.

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### 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  
bbruininks@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



### 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

## March 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