

Industrial Exclusive Listings

April 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.

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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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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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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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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 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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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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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

April 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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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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Clay St Business Park I

Ste A1

116 Clay St NW
Auburn, WA 98001

Listing Type: Lease
Available: July 1st, 2024

Total SF Available: 6,533 SF

Office SF: 840 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, contact brokers for rates.

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Industrial Exclusive Listings

April 2024



**Clay St Business Park I
Ste A3**

116 Clay St NW
Auburn, WA 98001

Listing Type: Lease
Available: July 1st, 2024

Total SF Available: 6,005 SF

Office SF: 2880 SF on 2 floors
Divisible To: -
Zoning: M-1
Clearance: 24'
Dock Doors: 1
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, contact brokers for rates.

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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.

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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: 1
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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Industrial Exclusive Listings

April 2024



West Park Corporate Campus
Ste D102

3320 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 9,370 SF

Office SF: 2,568 SF
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 1
Grade Doors: 2 (oversized)
Rate: -

Comments: 1 Dock high door, 2 oversized grade level doors, 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, contact brokers 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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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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Industrial Exclusive Listings

April 2024



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: \$16.00/SF/Yr + NNN

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 roof & HVAC system. Close to buslines. Potential for billboard signage. Call broker for rates.

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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.

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Industrial Exclusive Listings

April 2024



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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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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Industrial Exclusive Listings

April 2024



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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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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Industrial Exclusive Listings

April 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.

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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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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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Industrial Exclusive Listings

April 2024



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

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

Industrial Exclusive Listings

April 2024



Federal Way Business Park N
Bldg D

33755 9th Ave S
Federal Way, WA 98003

Listing Type: Sublease
Available: Until 11/30/25

Total SF Available: 4,095 SF

Office SF: 1,095 SF
Divisible To: -
Zoning: OP
Clearance: 12'
Dock Doors: -
Grade Doors: 1

Comments: Minutes from I-5, Hwy-18 and Hwy-167, limited Federal Way industrial product, call brokers for rates.

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jcrane@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

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jacklc@andoverco.com



218th Yard & Shop

8601 S 218th St
Kent, WA 98031

Listing Type: Lease
Available: Now

Total SF Available: +/- 2,000 SF

Office SF: 1,000 SF
Divisible To: -
Zoning: CM-1
Clearance: -
Dock Doors: -
Grade Doors: -

Rate: \$11,500/Mo + NNN

Comments: +/- 1.1 AC, +/- 1,000 SF of office area, +/- 1,000 SF of covered storage/shop, fully fenced and secured site. 2 points of ingress/egress. Paved employee parking upfront.

Dave Dunn, CCIM

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Shane Mahvi

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