

Industrial Exclusive Listings

November 2024



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. 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, fully concrete truck court.

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



Warehouse Distribution Facility

1000 - 1040 Andover Park W
Tukwila, WA 98188

Listing Type: Lease
Available: Now

Total SF Available: 86,561 SF

Office SF: 5,500 SF
Divisible To: -
Zoning: TUC
Clearance: 24'
Dock Doors: 7
Grade Doors: 3

Rate: \$0.85/SF/Mo + NNN

Comments: Up to 86,561 total SF of warehouse available for lease! 5,500 SF of office in two locations. Easily divisible, two separate spaces. 7 dock high doors, 3 grade level doors, 24' clear height, fully sprinklered, 5 minute drive to Southcenter mall, 10 minute drive to both I-5 and I-405.

George Rockwell, SIOR

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



Spokane Street Yard

3623 6th Ave S
Seattle, WA 98134

Listing Type: Lease
Available: Now

Total SF Available: 50,000 SF

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

Comments: 50,000 SF, fully fenced and gravelled lot available. Unbeatable South Seattle location! 6 blocks from Port of Seattle. Call broker for rates.

Bruce Clarkson

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

Industrial Exclusive Listings

November 2024



Kent West Corporate Park
Ste 21901

2901 67th Ave S
Kent, WA 98032

Listing Type: Lease
Available: 12/01/2024 or sooner

Total SF Available: 47,821 SF

Office SF: 76 SF
Divisible To: -
Zoning: I1
Clearance: 24'
Dock Doors: 10
Grade Doors: 2
Rate: -

Comments: Located on West Valley Highway, Kent West Corporate Park is minutes from major freeways. (4) new pit levelers, (2) EODs. End cap space with unopposed truck court. Please call Brian and Shane for rates, operating expenses and to arrange a site visit.

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
Ste 22009

22009 68th Ave S
Kent, WA 98032

Listing Type: Lease
Available: Now

Total SF Available: 4,000 SF

Office SF: Approx. 500 SF
Divisible To: -
Zoning: I1
Clearance: 14'
Dock Doors: 1
Grade Doors: 1
Rate: -

Comments: Rare small dock and grade level space with West Valley Hwy frontage.

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



SODO Warehouse

737 South Stacy St,
Seattle, WA 98134

Listing Type: Lease
Available: March 1st, 2024

Total SF Available: 47,076 SF

Office SF: 5,500 SF
Divisible To: -
Zoning: IG1 U85
Clearance: 15' - 22'
Dock Doors: 13
Grade Doors: 1 (oversized)
Rail Doors: 10

Comments: Industrial space available for lease! 47,076 SF total (4,000 SF 1st Floor Office & 1,500 SF 2nd Floor Office), 2,000 SF structural mezz. storage, 13 DH doors, 1 oversized GL door, 10 rail doors, 15' - 22' CH, 0.5-acre fenced yard. Ample parking, fully sprinklered and new roof.

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

Industrial Exclusive Listings

November 2024



Prologis Park - Renton 6
Ste 940

940 Thomas Ave SW
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 21,632 SF

Office SF: 1,624 SF
Divisible To: 7,200 SF - 14,532 SF
Zoning: LI
Clearance: 22'
Dock Doors: 5
Grade Doors: 1
Rate: -

Comments: Available in 30-60 days. No Seattle B&O tax. Divisible to 7,200 SF (532 SF office), and 14,432 SF (1,092 SF office). Call broker for rates and access.

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



Prologis Park - Renton 6
Ste 940

940 Thomas Ave SW
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 14,432 SF

Office SF: 1,092 SF
Divisible To: -
Zoning: LI
Clearance: 22'
Dock Doors: 3
Ramp: 1
Grade Doors: -
Rate: -

Comments: Available in 30-60 days. No Seattle B&O tax. Call broker for rates and access.

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



Prologis Park - Renton 6
Ste 940

940 Thomas Ave SW
Renton, WA 98057

Listing Type: Lease
Available: Now

Total SF Available: 7,200 SF

Office SF: 532 SF
Divisible To: -
Zoning: LI
Clearance: 22'
Dock Doors: 2
Grade Doors: -
Rate: -

Comments: Available in 30-60 days. No Seattle B&O tax. Call broker for rates and access.

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

Industrial Exclusive Listings

November 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.

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



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: -

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.

Bruce Clarkson

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

Industrial Exclusive Listings

November 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

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



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.

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



West Park Corporate Campus Ste D108

3320 W Valley Hwy N
Auburn, WA 98001

Listing Type: Lease
Available: 11/1/2024

Total SF Available: 9,248 SF

Office SF: 1,414 SF w/ 1,515 SF mezz.
Divisible To: -
Zoning: M1
Clearance: 30'
Dock Doors: 2
Grade Doors: 1
Rate: -

Comments: Includes 1,414 SF office and 1,515 SF bonus storage mezz. 2 dock high doors, 1 grade level door 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.

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

Industrial Exclusive Listings

November 2024



Ballard Bookcase Building - Bldg B

4611 11th Ave NW
Seattle, WA 98107

Listing Type: Lease
Available: Now

Total SF Available: 8,876 SF

Office SF: 3,696 SF
Divisible To: -
Zoning: IG2 U/65, Seattle
Clearance: 16' - 18'
Dock Doors: -
Grade Doors: 1 (oversized)
Rate: -

Comments: Approx. 8,876 SF total available for lease! Including approx. 3,696 SF on the 2nd floor (mostly office + light storage space), first floor is a mix of office/showroom space and warehouse area with 16' - 18' ceiling height. One oversized roll-up door, 3-phase power. Call brokers for rates.

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



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.

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

Ben Hemphill
D: (206) 336-5330
C: (425) 941-1320
bhempfill@andoverco.com



West Valley Distribution Center

19042 72nd Ave S
Kent, WA 98032

Listing Type: Sublease
Available: Until 1/31/2028

Total SF Available: 6,080 SF

Office SF: 1,800 SF
Divisible To: -
Zoning: M2
Clearance: 16'
Dock Doors: -
Grade Doors: 2 (1 is 10' x 10' and 1 is 10' x 12')

Comments: 6,080 SF total, 1,800 SF office available now! Term goes until 1/31/2028, 2024 NNN's estimated at \$0.33/SF, 16' clear height, 2 GL doors (one is 10'x10' and one is 10'x12'), 3 phase power, 2 restrooms.

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

Industrial Exclusive Listings

November 2024



New

Oliver Industrial Park

4210 B St NW
Auburn, WA 98001

Listing Type: Lease
Available: Now

Total SF Available: 4,825 SF

Office SF: 1,060 SF
Divisible To: -
Zoning: M1
Clearance: 24'
Dock Doors: -
Grade Doors: 2 (1 oversized)

Comments: 4,825 SF total with 1,060 SF of first floor office, 2 grade level doors (one oversized) with 24' CH. Great access to Hwy 167 from S 277th St overpass, B St NW frontage - great visibility. Available with 30 day notice. Call broker for rates.

Bruce Clarkson

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



New

Campus Park - Bldg 1 Ste 108

34310 9th Ave S
Federal Way, WA 98003

Listing Type: Lease
Available: Now

Total SF Available: 2,529 SF

Office SF: 587 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



New

Selway Building Ste D

4108 B Pl NW
Auburn, WA 98001

Listing Type: Lease
Available: 01/01/2025

Total SF Available: 4,000 SF

Office SF: 884 SF
Divisible To: -
Zoning: M1 Auburn
Clearance: 20'
Dock Doors: -
Grade Doors: 1 Oversized
Rate: -

Comments: High quality construction, central Kent Valley location, M1 zoning, city of Auburn. Private restroom and 1 private office.

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

Industrial Exclusive Listings

November 2024



**Cumberland Industrial Center
- Bldg C**

22027 70th Ave S
Kent, WA 98032

Listing Type: Sublease
Available: 7/01/24 - 9/30/24

Total SF Available: 2,560 SF

Office SF: +/- 500 SF
Divisible To: -
Zoning: M1
Clearance: 16'
Dock Doors: -
Grade Doors: 1

Rate: \$4,352/Mo, Gross

Comments: 2,560 SF of industrial space
available for sublease! Warehouse
area: +/- 2,060 SF, office area:
+/- 500 SF, 1 grade level door,
kitchenette in warehouse area,
sublease through 9/30/26.

Shane Mahvi

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