





INDUSTRIAL SPACE AVAILABLE

South King County



January 2012






Building Photo	Building/Address	Bldg/Space	± Available SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
	East Point Distribution Ctr 30500 SE 79th Street Issaquah, WA		305,325 (72,463)	Negotiable Est. NNN = \$5.08/SF	<ul style="list-style-type: none"> • 26.72 acres of land • 31 DH doors total (21 with levelers, 3 GL doors) • 32' – 50' clear height • Parking ratio 8.0/1,000 SF • Convenient I-90 location with visibility 	Mike Roy 253.395.3606
 	Valley Freeway Corp Park 20420-20664 84 th Ave S Kent, WA	20462, Bldg C	36,844 (2,240)	\$.32/\$.75	<ul style="list-style-type: none"> • 10 DH; 2 GL • Available now 	Kermit Jorgensen 253.395.3384
		20488, Bldg C	28,092 (2,239)	\$.32/\$.75	<ul style="list-style-type: none"> • 10 DH; 1 GL; Corner unit; • Available now 	Scott Price 253.395.3130
		20620, Bldg B	7,053 (2,000)	\$.45/\$.75	<ul style="list-style-type: none"> • 2 DH; 1 GL: 16' clear height • Frontage on 84th Ave S (25,800 cpd) • Available 4/1/2012 	
		20618, Bldg B	4,800 (1,250)	\$.45/\$.75	<ul style="list-style-type: none"> • 1 DH; 1 GL; 16' clear height • Frontage on 84th Ave S (25,800 cpd) • Available 4/1/2012 	
		20452, Bldg A	3,460 (1200)	\$.45/\$.75	<ul style="list-style-type: none"> • 1 GL door; 16' clear height • Quality office furniture included 	
	Spectrum Building 1602 Boundary Blvd Auburn, WA	Bldg 3A	35,096 (2,985)	\$3,400,000 (\$96.87/SF)	<ul style="list-style-type: none"> • 12 DH & 3 GL doors; 24' clear height • 1,600 SF spray booth • Upgraded T5 fluorescent lighting 	Jim Honan 253.395.3411
			11,648	\$.30 NNN	<ul style="list-style-type: none"> • Dead storage space available • Short term or month-to-month lease • 2 DH & 1 GL door; 24' clear height 	

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	Former Western Awning 210-218 Stewart Road SE Pacific, WA	210	35,050 (1,500)	\$2,804,000 \$.36 Blended	<ul style="list-style-type: none"> • 2 acres • 4 DH doors, 4 GL doors • Freestanding concrete tilt-up 	<p>Mike Roy 253.395.3606</p> <p>Casey Sheehan 253.395.5067</p>
	Peltram Warehouse 1929 West Valley Hwy S Auburn, WA		32,530 (7,407)	\$4,250,000	<ul style="list-style-type: none"> • Owner will lease back or vacate +/- 20,000 SF depending on buyer • +/- 33,300 SF fenced and paved yard • Currently 100% leased by Peltram Plumbing and The Mustang Shop • Incredible freeway visibility with approximately 115,000 cars per day 	<p>Eric Cederstrand 253.779.2428</p> <p>Tom Brown 253.779.2427</p>
	Old Friend Footwear Bldg 7440 South 228th Street Kent, WA		28,033 (3,528 on 2 floors)	\$2,803,300 (\$100/SF) \$.35 Blended NNN	<ul style="list-style-type: none"> • 5 DH; 1 GL door; 20' clear height • 6 private offices; conference room • New roof; Sensored lighting • Racking in place (removal optional) • Sprinklered; Air-conditioned office • Easy access to Hwy-167 	<p>Casey Sheehan 253.395.5067</p> <p>Mike Roy 253.395.3606</p>
	Laukala Building 420 – 37th St NW Auburn, WA		21,600	\$2,120,000	<ul style="list-style-type: none"> • 9 bays of + 2,400 SF each (30' x 80') • Only 33% site coverage • 73 parking stalls; Asphalt re-sealed 	<p>Jim Honan 253.395.3411</p>
	West Valley 29 1221 29 th Street NW Auburn, WA	Suite D	17,598 (6,498 on two floors)	\$.38/\$.75 NNN	<ul style="list-style-type: none"> • 5 DH & 2 GL doors (12'x16') • 24' clear height; heavy power • Fenced yard area; ample parking 	<p>Kermit Jorgensen 253.395.3384</p> <p>Mike Roy 253.395.3606</p>

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	Pacific Business Park 201, 206 & 219 Frontage Rd Pacific, WA	219 Frontage Rd Suite B	9,016 Total 6,856 whse 2,160 office	\$5,044/mo Gross	<ul style="list-style-type: none"> Bright, high-quality office space 18' clear height 14' x 15' grade doors Upgraded T5 lighting 480-volt, 3-phase power Abundant parking 	Jim Honan 253.395.3411																								
		206 Frontage Rd Suite C	5,975 Total 4,031 whse 1,943 office	\$3,572/mo Gross				Koolance Building 2840 W Valley Hwy N Auburn, WA	Unit 102	9,266 (BTS)	\$.38/\$.85 NNN	<ul style="list-style-type: none"> Ample parking 2 DH Doors; 1 GL Door 30' clear height Excellent access to Hwy-167 and I-5 	Casey Sheehan 253.395.5067 Mike Roy 253.395.3606		Tri-Tec Manufacturing Bldg 8206 S 192nd St Kent, WA		9,250 (3,930)	\$4,625/mo NNN	<ul style="list-style-type: none"> Heavy power Excess yard space Adequate parking 	Casey Sheehan 253.395.5067 Kermit Jorgensen 253.395.3384		2101 R Street Auburn, WA		9,200 (2,000)	\$6,500/mo NNN	<ul style="list-style-type: none"> 1 DH Door; 2 GL Doors 16' to 18' Clear Height 4,000 SF fenced outside storage Min. 400 amps of 480-V, 3-P power 	Jim Honan Casey Sheehan 253.395.4848		Cho Building 500 – 26 th St NE Auburn, WA	
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	Cho Building 500 – 26 th St NE Auburn, WA		7,892 (±1,200)	\$775,000	<ul style="list-style-type: none"> Can be divided into 3 spaces 3 grade-level doors 14' clear height; 12' height to beam 208 volt, 3-phase, 400-amp power 	Jim Honan 253.395.3411																								

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	Former Hertz Rental Buildings 22868 Pacific Hwy S Des Moines, WA		6,662 (2 buildings)	\$6,000/month NNN	<ul style="list-style-type: none"> Nice showroom building with glass 7-bay shop building Paved, fenced and lit yard 	Theron Meier 253.779.2426
	Auburn Business Center 4040 Auburn Way N Auburn, WA	4044 Auburn Way N Suite #9	6,459	\$.42 NNN	<ul style="list-style-type: none"> 3 GL doors 	Jim Honan 253.395.3411
		4040 Auburn Way N Suite #3, 4	5,066	\$.42 NNN	<ul style="list-style-type: none"> 3 GL doors Small office 	
		4040 Auburn Way N Suite #3	2,849	\$.42 NNN	<ul style="list-style-type: none"> 2 GL doors 	
		4044 Auburn Way N Suite #3	2,400	\$.42 NNN	<ul style="list-style-type: none"> LEASED 	
		4058 Auburn Way N Suite # 1,2	2,380	\$.70 NNN	<ul style="list-style-type: none"> Retail space 	
		4058 Auburn Way N Suite #6	2,304	\$.42 NNN	<ul style="list-style-type: none"> 1 GL door Small office 	
		4040 Auburn Way N Suite #4	2,217	\$.42 NNN	<ul style="list-style-type: none"> 1 GL door Small office 	
		4054 Auburn Way N Suite #5	2,161	\$.42 NNN	<ul style="list-style-type: none"> 1 GL door Small office 	
		4044 Auburn Way N Suite #5	1,600	\$.42 NNN	<ul style="list-style-type: none"> LEASED 	
		4058 Auburn Way N Suite #1	1,410	\$.70 NNN	<ul style="list-style-type: none"> Small retail space with showroom/ service potential; Small office 	
		4058 Auburn Way N Suite #2	970	\$.70 NNN	<ul style="list-style-type: none"> Small retail space with showroom/ service potential; Small office 	

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	American Frame & Alignment 911 W James St Kent, WA		6,282 (600)	\$1,200,000	<ul style="list-style-type: none"> • NEW • 8 grade-level/drive through doors • 16' clear height • Heavy industrial zoning • Abundant parking • Low site coverage • Excellent Hwy-167 exposure 	Jim Honan 253.395.3411
	Walker Business Plaza 19625 & 19717 62nd Ave S Kent, WA	D110-111	5,042	\$.65/\$.75	<ul style="list-style-type: none"> • Available with 30 days notice 	Casey Sheehan 253.395.5067
		D103	3,029 (1,015)	\$.65/\$.75 NNN	<ul style="list-style-type: none"> • 1 GL roll up door • Restrooms within space • 1 private office; conference room 	Jim Honan 253.395.3411
		F112	2,596	\$.65 NNN	<ul style="list-style-type: none"> • Shell condition (BTS) • 16' ceiling in warehouse • 1GL roll up door 	Mike Roy 253.395.3606
 	Century Building 20021 80 th Ave S Kent, WA	C-4	4,650 (583)	\$2,093/mo Blended NNN = \$854/mo	<ul style="list-style-type: none"> • 1 GL door • Available 2/1/2012 	Kermit Jorgensen 253.395.3384
		C-8	4,650 (450)	\$2,093/mo Blended NNN = \$854/mo	<ul style="list-style-type: none"> • 1 GL door • Available 2/1/2012 	Casey Sheehan 253.395.5067
		C-3	4,448 (583)	\$2,002/mo Blended NNN = \$817/mo	<ul style="list-style-type: none"> • 2 GL doors • Available 2/1/2012 	
		C-6	3,391 (264)	\$1,526/mo Blended NNN = \$623	<ul style="list-style-type: none"> • 1 GL door • Available 2/1/2012 	


Move-In Special Rates!!!
(for 3 year deals only)

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 <p>HARSCH INVESTMENT PROPERTIES</p> <ul style="list-style-type: none"> • Small bays with office area and restrooms • 208 volt, 200 amps, 3-phase power • GL loading (12'x14') • Within close proximity to major highways • Professionally managed <p>Move-In Special Rates!!! (for 3 year deals only)</p>	Century Commerce Ctr 19612-19657 70 th Ave S Kent, WA	7031 S 196 th St Bldg 1, Unit 1	4,490 (425)	\$2,380/mo Blended NNN = \$893/mo	• Available now • 1 GL door	Kermit Jorgensen 253.395.3384
	19632 70 th Ave S Bldg 4, Unit 4	4,480 (412)	\$2,150/mo Blended NNN = \$891/mo	• Available now • 2 GL doors	Casey Sheehan 253.395.5067	
	19632 70 th Ave S Bldg 4, Unit 3	4,388 (456)	\$2,106/mo Blended NNN = \$873/mo	• Available now • 1 GL door		
	19622 70 th Ave S Bldg 3, Unit 3	4,170 (408)	\$2,210/mo Blended NNN = \$830/mo	• Available now • 2 GL doors		
	19622 70 th Ave S Bldg 3, Unit 1	4,074 (406)	\$1,752/mo Blended NNN = \$811/mo	• Available now • 1 GL door		
	7031 S 196 th St Bldg. 1, Unit 6	3,230 (336)	\$1,389/mo Blended NNN = \$643/mo	• Available now • 1 GL door		
	19612 70 th Ave S Bldg. 2, Unit 5	3,200 (317)	\$1,376/mo Blended NNN = \$637/mo	• Available now • 1 GL door		
	19633 70 th Ave S Bldg. 5, Unit 3	2,524 (393)	\$1,388/mo Blended NNN = \$502/mo	• Available now • 1 GL door		
	19633 70 th Ave S Bldg. 5, Unit 7	2,505 (394)	\$1,378/mo Blended NNN = \$499/mo	• Available 4/1/2012 • 1 GL door		
	19632 70 th Ave S Bldg 4, Unit 2	2,260 (389)	\$1,085/mo Blended NNN = \$450/mo	• Available now • 1 GL door		
7031 S 196 th St Bldg. 1, Unit 5	2,166 (287)	\$931/mo Blended NNN = \$431/mo	• Available now • 1 GL door			

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	Ninth Avenue Center 34004-34016 9th Ave S Federal Way, WA	Bldg C-6	3,914 (2,000)	\$.45/\$1.00 NNN	<ul style="list-style-type: none"> Office/warehouse combinations available Access to I-5, SR 18, and SR 167 Flexible build-out Abundant parking 	Stephanie Clabaugh 253.779.2403		
		Bldg C-1	3,166				Briana Hickey 253.779.2424	
		Bldg C-11	2,300					
	Airport Business Park 3502-3670 C St NE Auburn, WA		3,840 (600)	\$.50 NNN	<ul style="list-style-type: none"> 2 GL doors 16' clear height Outside storage 	Jim Honan 253.395.3411		
	Omni Industrial Park 3401 C Street NE Auburn, WA	D-1 & 2	3,500	\$.48 NNN	<ul style="list-style-type: none"> Great incubator space Small bays suitable for diverse tenant use All grade-level access 	Jim Honan 253.395.3411		
		D-3	1,750	\$.48 NNN				
		D-9	1,500	\$.48 NNN				
	Campus Business Center S 336 th & 9 th Ave S Federal Way, WA	Bldg D #33751 - #33759	11,449 (4,448)	\$.45/\$1.00 NNN	<ul style="list-style-type: none"> Easy access to I-5, SR-18 & SR-167 Ample parking 	Stephanie Clabaugh 253.779.2403		
		Divisible to:	2,931, 4,040 or 4,478 SF					Briana Hickey 253.779.2424
		Bldg D #33751	4,478 (1,650)				\$.45/\$1.00 NNN	
		Bldg C #33703	2,656 (700)				\$.45/\$1.00 NNN	
		Bldg D #33747	1,415				\$.45 NNN	
		Bldg B #33635B	800				\$.45 NNN	

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	Kent East Corporate Park 21412 84 th Ave S Kent, WA	Building 1	3,006 (2,000)	\$.39/\$.75 NNN	<ul style="list-style-type: none"> • 1 GL door; 14' clear height • Sublease through 10/31/2013 (longer term available directly with Landlord) • Excellent freeway access • Within close proximity to numerous amenities 	Kermit Jorgensen 253.395.3384