













INDUSTRIAL SPACE South King County




Last Updated
10/14/2020

Building Photo	Building Address	Suite	±Total SF (Office SF)	Rate PSF/Price (Shell/Office)	Comments	Contact
	Hill Industrial – North Kent 18314 80 th Pl S Kent, WA		79,560 (10,000)	Call for rates	<ul style="list-style-type: none"> • 21 DH; 1 GL • 24' Clear Height • North Kent location 	Michael Roy 206.787.1470 Joe Scalzo 206.787.1478
	Hill Industrial – 80A 18506 80 th Pl S Kent, WA		49,564 (3,000)	Call for rates	<ul style="list-style-type: none"> • LEASED 	Michael Roy 206.787.1470 Joe Scalzo 206.787.1478
	Park East 950 Andover Park E Tukwila, WA		41,550 Div to 7,000	Call for rates	<ul style="list-style-type: none"> • Fantastic exposure on Andover Park E • 4 DH; 1 GL; 16'-20' Clear height • Flexible space configurations • Generous TVC Zoning allows retail, office or industrial uses 	Kermit Jorgensen Michael Roy Chris Trussel 206.787.1800
	829 Central Ave S Kent, WA	Car Lot	37,228 Lot (975)	\$1,100,000 \$7,500/Mo	<ul style="list-style-type: none"> • NEW for Sale/Lease • High visibility car sales lot • Frontage on Central Ave S w/traffic of +/- 29,707 cars per day • Ability to park +/-60 vehicles • On-site sales office 	Griffin Day 206.787.1474 Mike Roy 206.787.1470
	Ramco – Cascade Metallurgical Building 21213 76th Ave S Kent, WA		36,980 (6,233)	\$5,950,000	<ul style="list-style-type: none"> • 3,770 SF Mezzanine • 3 GL (oversized); 30' Clear Height • NADCAP Certified Heat-Treating facility • Heavy power Fully Fenced • Two bridge cranes (10-ton & 20-ton) 	Michael Roy 206.787.1470 Fletcher Farrar 206.787.1469
	SRSM Building 34100 9 th Ave S Federal Way, WA		33,266 (8,500)	\$5,500,000	<ul style="list-style-type: none"> • PENDING • Owner/user opportunity priced well below replacement cost • 8 DH; 3 GL; 24' Clear Height • Sprinklered 	Michael Roy 206.787.1470 Joe Scalzo 206.787.1478
	Hill Industrial – 187B 8631 S 187th St Kent, WA		12,061 (1,780 + Mezz)	\$0.75/\$0.90	<ul style="list-style-type: none"> • 4DH; 1GL; 24' Clear • Frontage on E Valley Hwy • End cap space • 1400A, 480/277V, 3-P power 	Michael Roy 206.787.1470 Joe Scalzo 206.787.1478

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	Lydig Business Park 828 Valentine Ave Pacific, WA	Bldg B	9,900	Call for rates	<ul style="list-style-type: none"> Available now Build-to-suit, Class A industrial 4 DH; 2 GL; 24' clear height Concrete tilt-up, sprinklered 	<p>Mike Roy 206.787.1470</p> <p>Kermit Jorgensen 206.787.1475</p>
	Kent Corporate Park 22426 72 nd Ave S, Bldg D Kent, WA	22440	8,744 (606)	Call for rates	<ul style="list-style-type: none"> 3 DH; 26' Clear Available now 	<p>Joel Jones 253.779.2422</p> <p>Scott Price 253.779.2419</p>
	Federal Way Business Park South 34004-34016 9 th Ave S Federal Way, WA	C-1&2	5,916	Call for rates	<ul style="list-style-type: none"> Available now 	Nick Ratzke 206.787.1464
		C-5	4,925	NNN=\$0.29/Mo	<ul style="list-style-type: none"> Available now 	Max White 206.787.1463
		A-4	4,487		<ul style="list-style-type: none"> Available now 	
		A-9	4,083		<ul style="list-style-type: none"> Available now 	
		B-110	3,639		<ul style="list-style-type: none"> Available now 	
		B-125	2,145		<ul style="list-style-type: none"> Available now 	
		B-105	1,827		<ul style="list-style-type: none"> LEASED 	
		B-115	1,822		<ul style="list-style-type: none"> Available now 	
B-120	1,812	<ul style="list-style-type: none"> Available now 				
	2302 A St SE Auburn, WA		4,880 (2,240)	\$1,100,000	<ul style="list-style-type: none"> Standalone industrial building with fenced yard 3 GL doors (oversized); 18' Clear Zoned C-3, Heavy Commercial Suitable for owner/user or investor Office on 2 floors with full kitchen on the 2nd floor 	<p>Griffin Day 206.787.1474</p> <p>Jim Honan 206.787.1464</p>
	Century Building 20021 80 th Ave S Kent, WA	C-4	4,626 (422)	\$3,932/Mo, NNN NNN=\$0.31	<ul style="list-style-type: none"> Available now 1 GL door 	Griffin Day 206.787.1474
		C-8	4,622 (411)	\$3,929/Mo NNN NNN=\$0.31	<ul style="list-style-type: none"> Available 7/1/20 1 GL door 	Fletcher Farrar 206.787.1469

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	Century Commerce Center 19622 70 th Ave S Kent, WA	2-4	4,540 (395)	\$4,086/Mo, NNN NNN=\$1,407	<ul style="list-style-type: none"> Available 6/1/2020 1 GL door 	Griffin Day 206.787.1474
		4-3	4,388 (456)	\$3,949/Mo, NNN NNN=\$1,360	<ul style="list-style-type: none"> Available 6/1/2020 1 GL door 	Fletcher Farrar 206.787.1469
		5-1	3,000 (416)	\$2,700/Mo, NNN NNN=952	<ul style="list-style-type: none"> LEASED 	
	Federal Way Business Park North S 336th & 9th Ave S Federal Way, WA	B-33629	1,778	\$0.85 Blended NNN	<ul style="list-style-type: none"> FULLY LEASED 	Nick Ratzke 253.779.2414
		B-33631	1,774			Max White 206.787.1463
	Omni Business Park 3401 C St NE Auburn, WA	A-11	1,750 (0)	\$0.75	<ul style="list-style-type: none"> Standalone industrial building with fenced yard 3 GL doors (oversized); 18' Clear Zoned C-3, Heavy Commercial Suitable for owner/user or investor Office on 2 floors with full kitchen on the 2nd floor 	Griffin Day 206.787.1474 Jim Honan 206.787.1464