







# INDUSTRIAL SPACE South King County







Last Updated  
9/11/2020

| Building Photo   | Building Address   | Suite | ±Total SF<br>(Office SF)   | Rate PSF/Price<br>(Shell/Office) | Comments   | Contact   |
|--|--|-------|----------------------------|----------------------------------|--|---|
|    | <b>Hill Industrial – North Kent</b><br>18314 80 <sup>th</sup> Pl S<br>Kent, WA |       | 79,560<br>(10,000)         | Call for rates                   | <ul style="list-style-type: none"> <li>• 21 DH; 1 GL</li> <li>• 24' Clear Height</li> <li>• North Kent location</li> </ul>   | Michael Roy<br>206.787.1470<br><br>Joe Scalzo<br>206.787.1478       |
|    | <b>Hill Industrial – 80A</b><br>18506 80 <sup>th</sup> Pl S<br>Kent, WA        |       | 49,564<br>(3,000)          | Call for rates                   | <ul style="list-style-type: none"> <li>• 27DH; 1GL; 24' Clear</li> <li>• North Kent standalone warehouse</li> <li>• Fenced and paved yard</li> <li>• Available 11/1/2020</li> </ul>  | Michael Roy<br>206.787.1470<br><br>Joe Scalzo<br>206.787.1478       |
|    | <b>Park East</b><br>950 Andover Park E<br>Tukwila, WA                          |       | 41,550<br><br>Div to 7,000 | Call for rates                   | <ul style="list-style-type: none"> <li>• Fantastic exposure on Andover Park E</li> <li>• 4 DH; 1 GL; 16'-20' Clear height</li> <li>• Flexible space configurations</li> <li>• Generous TVC Zoning allows retail, office or industrial uses</li> </ul>          | Kermit Jorgensen<br>206.787.1475<br><br>Michael Roy<br>206.787.1470 |
|    | <b>Hill Industrial – 187B</b><br>8631 S 187th St<br>Kent, WA                   |       | 37,200<br>(1,800)          | Call for rates                   | <ul style="list-style-type: none"> <li>• 8DH; 2GL; 24' Clear</li> <li>• Frontage on E Valley Hwy</li> <li>• End cap space</li> <li>• Rail Served</li> <li>• Available 8/1/2020</li> </ul>  | Michael Roy<br>206.787.1470<br><br>Joe Scalzo<br>206.787.1478       |
|   | <b>Ramco – Cascade Metallurgical Building</b><br>21213 76th Ave S<br>Kent, WA  |       | 36,980<br>(6,233)          | \$5,950,000                      | <ul style="list-style-type: none"> <li>• 3,770 SF Mezzanine</li> <li>• 3 GL (oversized); 30' Clear Height</li> <li>• NADCAP Certified Heat-Treating facility</li> <li>• Heavy power Fully Fenced</li> <li>• Two bridge cranes (10-ton &amp; 20-ton)</li> </ul> | Michael Roy<br>206.787.1470<br><br>Fletcher Farrar<br>206.787.1469  |
|  | <b>SRSM Building</b><br>34100 9 <sup>th</sup> Ave S<br>Federal Way, WA         |       | 33,266<br>(8,500)          | \$5,500,000                      | <ul style="list-style-type: none"> <li>• Owner/user opportunity priced well below replacement cost</li> <li>• 8 DH; 3 GL; 24' Clear Height</li> <li>• Sprinklered</li> </ul>   | Michael Roy<br>206.787.1470<br><br>Joe Scalzo<br>206.787.1478       |
|  | <b>Hill Industrial – 80B</b><br>18547 E Valley Hwy<br>Kent, WA                 |       | 21,000<br>(1,700)          | Call for rates                   | <ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>  | Michael Roy<br>206.787.1470<br><br>Joe Scalzo<br>206.787.1478       |

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|   | <b>1001 S 344<sup>th</sup> St</b><br>Federal Way, WA   | Ste 2   | 12,000<br>(948)       | \$0.74/\$1.10                 | <ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>   | Derrick Urquhart<br>253.779.2403                              |
|   | <b>Lydig Business Park</b><br>828 Valentine Ave<br>Pacific, WA                                 | Bldg B  | 9,900                 | Call for rates                | <ul style="list-style-type: none"> <li>• Available now</li> <li>• Build-to-suit, Class A industrial</li> <li>• 4 DH; 2 GL; 24' clear height</li> <li>• Concrete tilt-up, sprinklered</li> </ul> | Mike Roy<br>206.787.1470                                      |
|   |  | Bldg A  | 5,062<br>(1,562)      | Call for rates                | <ul style="list-style-type: none"> <li>• <b>LEASED</b></li> </ul>   | Kermit Jorgensen<br>206.787.1475                              |
|   | <b>Kent Corporate Park</b><br>22426 72 <sup>nd</sup> Ave S, Bldg D<br>Kent, WA                 | 22440   | 8,744<br>(606)        | Call for rates                | <ul style="list-style-type: none"> <li>• 3 DH; 26' Clear</li> <li>• Available now</li> <li>•</li> </ul>   | Joel Jones<br>253.779.2422<br><br>Scott Price<br>253.779.2419 |
|   | <b>1111 S 344<sup>th</sup> St</b><br>Federal Way, WA   | 204   | 6,525<br>(400)        | \$0.70/\$1.00<br>NNN=\$0.2345 | <ul style="list-style-type: none"> <li>• 4 GL &amp; 2 DH doors</li> </ul>   | Derrick Urquhart<br>253.779.2403                              |
|  | <b>Federal Way Business Park South</b><br>34004-34016 9 <sup>th</sup> Ave S<br>Federal Way, WA | C-1&2   | 5,916                 | \$0.85 Blended<br>NNN         | <ul style="list-style-type: none"> <li>• Available now</li> </ul>   | Nick Ratzke<br>206.787.1464                                   |
|   |  | C-5   | 4,925                 |                               | <ul style="list-style-type: none"> <li>• Available now</li> </ul>   | Max White<br>206.787.1463                                     |
|   |  | A-4   | 4,487                 |                               | <ul style="list-style-type: none"> <li>• Available now</li> </ul>   |   |
|   |  | A-9   | 4,083                 |                               | <ul style="list-style-type: none"> <li>• Available now</li> </ul>   |   |
|   |  | B-110   | 3,639                 |                               | <ul style="list-style-type: none"> <li>• Available now</li> </ul>   |   |
|   |  | B-125   | 2,145                 |                               | <ul style="list-style-type: none"> <li>• Available now</li> </ul>   |   |
|   |  | B-105   | 1,827                 |                               | <ul style="list-style-type: none"> <li>• Available now</li> </ul>   |   |
|   |  | B-115   | 1,822                 |                               | <ul style="list-style-type: none"> <li>• Available now</li> </ul>   |   |
| B-120   | 1,812  | <ul style="list-style-type: none"> <li>• Available now</li> </ul> |                       |                               |   |   |

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|    | <b>2302 A St SE</b><br>Auburn, WA  |         | 4,880<br>(2,240)      | \$1,100,000                    | <ul style="list-style-type: none"> <li>Standalone industrial building with fenced yard</li> <li>3 GL doors (oversized); 18' Clear</li> <li>Zoned C-3, Heavy Commercial</li> <li>Suitable for owner/user or investor</li> <li>Office on 2 floors with full kitchen on the 2<sup>nd</sup> floor</li> </ul> | Griffin Day<br>206.787.1474<br><br>Jim Honan<br>206.787.1464       |
|    | <b>Century Building</b><br>20021 80 <sup>th</sup> Ave S<br>Kent, WA              | C-4     | 4,626<br>(422)        | \$3,932/Mo, NNN<br>NNN=\$0.31  | <ul style="list-style-type: none"> <li>Available now</li> <li>1 GL door</li> </ul>   | Griffin Day<br>206.787.1474  |
|  |  | C-8     | 4,622<br>(411)        | \$3,929/Mo NNN<br>NNN=\$0.31   | <ul style="list-style-type: none"> <li>Available 7/1/20</li> <li>1 GL door</li> </ul>  | Fletcher Farrar<br>206.787.1469                                    |
|    | <b>Century Commerce Center</b><br>19622 70 <sup>th</sup> Ave S<br>Kent, WA       | 2-4     | 4,540<br>(395)        | \$4,086/Mo, NNN<br>NNN=\$1,407 | <ul style="list-style-type: none"> <li>Available 6/1/2020</li> <li>1 GL door</li> </ul>  | Griffin Day<br>206.787.1474  |
|  |  | 4-3     | 4,388<br>(456)        | \$3,949/Mo, NNN<br>NNN=\$1,360 | <ul style="list-style-type: none"> <li>Available 6/1/2020</li> <li>1 GL door</li> </ul>  | Fletcher Farrar<br>206.787.1469                                    |
|  |  | 5-1     | 3,000<br>(416)        | \$2,700/Mo, NNN<br>NNN=952     | <ul style="list-style-type: none"> <li>Available 9/1/2020</li> <li>1 GL door</li> </ul>  |  |
|   | <b>Laukala Building</b><br>420 37th St NW<br>Auburn, WA                          | F       | 2,400<br>(350)        | \$0.85 NNN<br>NNN=\$0.31       | <ul style="list-style-type: none"> <li><b>LEASED</b></li> </ul>  | Michael Roy<br>206.787.1470<br><br>Fletcher Farrar<br>206.787.1469 |
|  | <b>Federal Way Business Park North</b><br>S 336th & 9th Ave S<br>Federal Way, WA | B-33629 | 1,778                 | \$0.85 Blended<br>NNN          | <ul style="list-style-type: none"> <li>Office/warehouse combos</li> <li>Easy access to I-5, SR-18 &amp; SR-167</li> <li>Ample parking</li> </ul>   | Nick Ratzke<br>253.779.2414  |
|  |  | B-33631 | 1,774                 |                                |  | Max White<br>206.787.1463  |
|  | <b>Omni Business Park</b><br>3401 C St NE<br>Auburn, WA                          | A-11    | 1,750<br>(0)          | \$0.75                         | <ul style="list-style-type: none"> <li>Standalone industrial building with fenced yard</li> <li>3 GL doors (oversized); 18' Clear</li> <li>Zoned C-3, Heavy Commercial</li> <li>Suitable for owner/user or investor</li> <li>Office on 2 floors with full kitchen on the 2<sup>nd</sup> floor</li> </ul> | Griffin Day<br>206.787.1474<br><br>Jim Honan<br>206.787.1464       |