

# INDUSTRIAL PROPERTIES FOR SALE

(SOUTH KING COUNTY)

3/3/17



**Sound  
Commercial  
Partners, Inc.**

phil@soundcommercialpartners.com  
phone: 206.595.3355

PROJECT NAME ADDRESS	TOTAL SQ. FT.	OFFICE SQ. FT.	PRICE	LAND SIZE	ZONING	COMMENTS
12400 E Marginal Way South Tukwila	272,791			12.49 Acres	MICL	Also Available Lease
780-800-801-808 S Michigan Street Seattle	78,024		\$ 15,850,000			<b>INVESTMENT SALE</b> Two office buildings Two industrial buildings NOI: \$948,941 5.83% cap rate
Central Commerce Center Building A, B, C & D 1000 Central Avenue South Kent	64,333		\$ 10,307,000	4.42 Acres	CM-2	Yard: 4,000 SF Yard <b>INVESTMENT SALE</b> 4 Buildings Heavy Power Grade level doors
Kvichak Marine Manufacturing Campus Building 1 & 2 7848 S 202nd St Kent	51,383	12,252	\$ 6,135,000		M-2	Heavy Power Two buildings Also Available for Lease 26' Clear Height 1 Dock high doors 6 Grade level doors
Laredo Industrial Park Building A Auburn Way N & S 49th Street NW Auburn	51,290			5.81 Acres		Also Available for Lease 30' Clear Height 11 Dock high doors 2 Grade level doors
River's Edge Business Park 19017 62nd Ave S 19039 62nd Ave S 19201 62nd Ave S Kent	48,947		\$ 6,118,375		M1	<b>INVESTMENT SALE</b> Three building business Park 16' Clear Height
3M Investment Offering 6701 6th Ave S 551 S River St Seattle	45,500	4,600		1.7 Acres		<b>INVESTMENT SALE</b> Heavy Power 38' Clear Height 2 Dock high doors
4 Building Offering 780-800-801-808 S Michigan Street Seattle	32,000		\$ 15,850,000			<b>INVESTMENT SALE</b> 2 Office buildings and 2 Industrial buildings NOI: \$948,491 6% Cap rate
West Marginal Way Building 4034 West Marginal Way SW Seattle	30,030	1,827	\$ 4,100,000	1.58 Acres		Heavy power 39' Clear Height 15 Grade level doors

Silver Bay Waterfront Site 810 S Kenyon St Seattle	24,346	3,166	\$ 4,500,000	2.95 Acres		Yard: 89,150 SF Yard Heavy Power
Blackriver Corporate Park 841 Powell Avenue SW Renton	20,066		\$ 3,000,000			Heavy Power Also Available for Lease
SoDo Industrial Building 3628 E Marginal Way S Seattle	18,715		\$ 2,695,000	22,216 Sq Ft		5 Dock High Doors 2 Drive In Doors
J&M Machine Building 1703 NE 43rd St Renton	16,140		\$ 2,800,000	1.16 Acres	Com. Arterial	Also Available for Lease
Ambiente Tile Building 6321 7th Ave S Seattle	15,960	3,920	\$ 3,555,000	0.52 Acres	IG2 U/85	Yard: 4,000 SF Yard Heavy Power, Bridge Cranes 22' Clear Height 1 Dock high doors 4 Grade level doors
5029 Auburn Way North Auburn	15,000			2.6 Acres	C-3	Yard: 1.7 acres Planned construction 15,000 to 25,000 Sq Ft 24' Clear height Dock high doors Grade level doors
Former DEL's Building 232 C Street NW Auburn	13,556	3,300	\$ 1,200,000	33,000 Sq Ft	DUC	Also Available for Lease 17' Clear Height Dock high doors
3626 Airport Way S Seattle	10,600		\$ 1,795,000	25,942 Sq Ft	IG2 U/85	Also Available for Lease
Muscle Car Northwest Building 109 S Tillicum St Renton	10,000		\$ 1,699,000	21,000 Sq Ft	CA	Also Available for Lease 4 Grade level doors
Dutchman Building 100 S Spokane St Seattle	8,775		\$ 3,500,000	50,094 Sq Ft	IG1 U85	

Auburn Mixed Use Property 4901 D St NE Auburn	7,970		\$ 1,400,000			Four buildings Grade level doors
500 26th Street NE Auburn	7,872		\$ 1,100,000	1,500 Sq Ft	M2	Grade level doors
SW Saw & Mower & Storage 10843 1st Ave S Seattle	7,840		\$ 800,000	8,710 Sq Ft		
Superior Manufacturing Building 341 Railroad Ave S Kent	7,500	624	\$ 885,000	11,187 Sq Ft	DC	Yard: Fenced 15' Clear Height 3 Grade level doors
706-710 Central Ave S Kent	7,200		\$ 790,000	0.52 Acres	CM2	<b>INVESTMENT OR OWNER/USER</b> Three bay building 3 Grade level doors
Delta Building 11454 Des Moines Memorial Drive Tukwila	5,219	630	\$ 950,000			Crane Served 3 Phase Power 20' Clear Height 2 Grade level doors
Superior Transmission Property 6714 E Marginal Way S Seattle	2,847		\$ 890,000	6,900 Sq Ft	IG2 U/85	Current transmission shop 2 Hydraulic lifts Business and equipment may be purchased separately Grade level doors
5223 Martin Luther King Jr Way S Seattle	2,800		\$ 800,000	8,276 Sq Ft		
415 Railroad Ave S Kent	910		\$ 268,000	3,049 Sq Ft		