

INDUSTRIAL PROPERTIES FOR SALE  
(SOUTH KING COUNTY)  
10/31/18



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PROJECT NAME ADDRESS	TOTAL SQ. FT.	OFFICE SQ. FT.	PRICE	LAND SIZE	ZONING	COMMENTS
99 South Spokane Street Seattle	110,107	8,143	\$ 11,600,000	114,555 Sq Ft	IG1 U85	20' Clear Height 13 Dock high doors
1101 Battersby Avenue Enumclaw	43,096	2,660	\$ 3,350,000	2.16 Acres		3-phase power 20' Clear Height 5 Dock high doors
1415 Maple Avenue SW Renton	40,059	4,500		1.88 Acres	IM	Heavy Power 26' Clear Height 2 Dock high doors
Industrial Way 650-660 South Industrial Way Seattle	35,836		\$ 8,450,000	66,770 Sq Ft	IG2 U/85	7 Dock high doors 3 Grade level doors 1 Ramp
Millwork Supply Building 2225 1st Avenue South Seattle	35,000		\$ 6,250,000	0.41 Acres	IG2 U/85	
Summit Supply 13535 68th Ave S Seattle	28,740	2,784	\$ 6,000,000	10.49 Acres	Industrial	Yard: Over 2.5 acres of fenced yard Heavy Power 24' Clear Height 3 Dock high doors 4 Grade level doors
Van Doren's - HySecurity Building 6623 S 228th St Kent	27,815	7,260	\$200/psf		M1	Heavy Power Available August 1, 2018 Also Available for Lease 24' Clear Height 4 Dock high doors 1 Grade level door
1541 South 96th Street Seattle	27,095		\$ 4,100,000	2.84 Acres	RB	20' Clear Height 1 Grade level door 8 roll up doors
Perine Property 820 S Adams St Seattle	25,520	3,290		37,088 Sq Ft	IG2 U/85	Heavy Power 16.5' Clear Height 2 Dock high doors 8 Grade level doors

Washington Machine Building 5201 1st Avenue South Seattle	24,682		\$ 4,350,000	43,544 Sq Ft	IG2 U/85	Grade level doors
Delta Building 2141 West Valley Hwy N Auburn	24,085	3,020	\$ 3,999,999	73,100 Sq Ft		Available August 2018 3 Buildings Yard area 24' Clear Height 8 Grade level doors
Signature Development Property Building A 1243 Roosevelt Avenue East Enumclaw	23,000		\$ 2,185,000	80,196 Sq Ft	LI	Heavy Power 18' Clear Height 6 Grade level doors
Signature Development Property Building B 1243 Roosevelt Avenue East Enumclaw	22,080		\$ 2,415,000	104,108 Sq Ft	LI	Heavy Power 16' Clear Height 2 Dock high doors 6 Grade level doors
Queen City Building 22030 84th Ave S Kent	18,481	6,689	\$ 3,200,000		M1-C	1 oversized door grade level
Lukas Building 707 South Riverside Drive Seattle	16,360	1,400	\$ 2,750,000	21,203 Sq Ft	1G1 U/65	Heavy Power 4 Drive-in doors
J&M Machine Building 1703 NE 43rd St Renton	16,140		\$ 2,695,000	50,515 Sq Ft	Commerci al Arterial	Also Available for Lease Grade level doors
4144-4146 B Place NW Auburn	15,454	1,820	\$ 2,859,000	0.92 Acres	M-1	Yard: Small Yard Area Heavy Power 18' Clear Height 1 Dock high door 8 Grade level doors
J P Francis & Associates 8223 S 222nd St Kent	14,772		\$ 2,750,000			Yard: 0.585 acres of fenced and secured yard. Grade level doors
The Tandem Electric Bldg 5836 S 228th Street Kent	11,002	3,880	\$ 1,714,400		M1	Heavy Power 20' Clear Height 2 Grade level doors

Perine Property 812 S Adams St Seattle	10,630	752		37,088 Sq Ft	IG2 U/85	Heavy Power 24' Clear Height 2 Grade level doors
Aero Plastics Building 61 Shattuck Avenue S Renton	10,000		\$ 1,900,000	20,000 Sq Ft		Grade level doors Heavy power
Fully Leased Industrial Building 751 South Michigan Street Seattle	9,545		\$ 4,600,000	34,131 Sq Ft		<b>Investment Sale</b> Yard: Rare fenced yard Grade level doors 10-year lease to credit tenant 6% Cap rate
921-929 Harney Street Seattle	8,624	1,642	\$ 2,580,000	14,365 Sq Ft	IB U/65	Heavy Power 12' Clear Height 2 Grade level doors
Kent Gypsum 233 Railroad Ave S Kent	8,444	1,800	\$ 1,250,000	23,422 Sq Ft	DCE, City of Kent	Has yard area 16' Clear Height 3 Grade level doors 2 GL rail doors
Dowell Building 760 North Central Avenue Kent	8,380	1,200	\$ 2,000,000	1.5 Acres	GC-MU	Also Available for Lease Yard: 65,340 SF 14' Clear Height Dock high doors Grade level doors
836 Poplar Place South Seattle	8,000		\$ 959,000	4,116 Sq Ft	IC-65	3 Phase Power
C Street Building 3126 C Street NE Auburn	6,550	550	\$ 1,245,000	23,500 Sq Ft		14' Clear Height 3 Grade level doors
4585 S 134th PL Tukwila	6,424	4,624	\$ 1,520,000	0.96 Acres	C/LI	Yard: Secure fenced yard area 3 Grade level doors
Geo Dynamic 505 F Street SE Auburn	3,992		\$ 500,000	12,344 Sq Ft		Grade level doors

Auto Rebuild 2104 S Plum Street Seattle	3,800		\$ 1,350,000	4,500 Sq Ft	C1	2 drive-in doors
The Brosson Building 10808 Meyers Way South Seattle	3,684	136		6,251 Sq Ft	CBSO	12' Clear Height 2 Grade level doors
Holgate Square Building 2 1756 Airport Way South Seattle	3,250		\$ 1,625,000			Heavy Power Grade level doors
Valley Tool Building 214 Railroad Avenue S Kent	2,700		\$ 350,000	3,600 Sq Ft		Price reduced from \$400,000 1 Grade level door
Dawson Street Building 1904 SW Dawson St Seattle	2,610		\$ 765,000	14,810 Sq Ft		Grade level doors
15217 Des Moines Memorial Dr S Burien	2,500		\$ 1,025,000	21,251 Sq Ft	AI-1	Yard Ability to fence the entire property Grade level Doors