

| INDUSTRIAL SPACE<br>FOR LEASE   | TOTAL<br>SQ. FT. | OFFICE<br>SQ. FT. | SHELL RATE | OFFICE<br>RATE | BLENDED | NNN    | 9/13/19<br>COMMENTS   |
|---|------------------|-------------------|------------|----------------|---------|--------|---|
| South King County   |                  |                   |            |                |         |        |   |
| Hwy 18 Corporate Center, Building<br>B<br>Witte Rd SE & SE 231st St<br>Maple Valley | 266,581          |                   |            |                | \$      | -      | Planned new construction for<br>2020 delivery<br>36' Clear Height<br>Dock high doors<br>Grade level doors       |
| Hwy 18 Corporate Center, Building<br>A<br>Witte Rd SE & SE 231st St<br>Maple Valley | 128,012          |                   |            |                | \$      | -      | Planned new construction for<br>2020 delivery<br>36' Clear Height<br>Dock high doors<br>Grade level doors       |
| Lind Distribution Center<br>3324 Lind Ave SW<br>Renton                              | 100,520          | 8,956             | 0.45       |                | \$      | 45,234 | Available 11/1/19<br>Sublease until 6/30/20<br>26' Clear Height<br>15 Dock high doors<br>1 Drive-in door        |
| Fidalgo Distribution Center<br>5990 1st Ave S<br>Seattle                            | 37,964           | 4,550             | 1.15       |                | \$      | 43,659 | Available January 2020<br>22' Clear Height<br>4 Dock high doors   |
| Federal Way Distribution Center<br>1019 S 351st Street<br>Federal Way               | 30,000           |                   |            |                | \$      | -      | New construction<br>Available Q1 2020<br>4 Dock high doors<br>1 Grade level door                                |
| Ellis Building<br>6276 Ellis Ave S<br>Seattle                                       | 18,000           |                   |            |                | \$      | -      | 1 oversized grade-level<br>door<br>1 standard grade-level door<br>Fully sprinklered                             |
| Kent Manufacturing Campus<br>Suite 103<br>22610 88th Ave S<br>Kent                  | 13,951           | 2,917             |            |                | \$      | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| Kent Manufacturing Campus<br>Suite 105<br>22610 88th Ave S<br>Kent                  | 13,461           | 2,644             |            |                | \$      | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| West Valley @ South 212th<br>21214 66th Ave S<br>Kent                               | 11,000           | 596               |            |                | \$      | 7,150  | Fully sprinklered<br>1 Grade level door   |
| Kent Corporate Park<br>Building D<br>22426 72nd Ave S<br>Kent                       | 9,783            | 792               |            |                | \$      | -      | Heavy Power<br>24' Clear Height<br>3 Dock high doors<br>1 Grade level door                                      |

|  |       |       |    |        |   |
|--|-------|-------|----|--------|---|
| 1302 26th Street NW<br>Auburn                                      | 7,500 | 3,000 | \$ | 21,000 | Yard: Fenced, asphalt paved,<br>security lighting<br>21 door Cross-Dock with Yard<br>Available January 1, 2020  |
| Kent Manufacturing Campus<br>Suite 101<br>22610 88th Ave S<br>Kent | 4,726 | 1,316 | \$ | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| Kent Manufacturing Campus<br>Suite 104<br>22610 88th Ave S<br>Kent | 4,303 | 536   | \$ | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| Kent Manufacturing Campus<br>Suite 102<br>22610 88th Ave S<br>Kent | 4,196 | 688   | \$ | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| Kent Manufacturing Campus<br>Suite 100<br>22610 88th Ave S<br>Kent | 3,700 | 304   | \$ | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| Kent Manufacturing Campus<br>Suite 106<br>22610 88th Ave S<br>Kent | 3,217 | 514   | \$ | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| Kent Manufacturing Campus<br>Suite 109<br>22610 88th Ave S<br>Kent | 3,114 | 401   | \$ | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| Kent Manufacturing Campus<br>Suite 108<br>22610 88th Ave S<br>Kent | 3,069 | 150   | \$ | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| Kent Manufacturing Campus<br>Suite 110<br>22610 88th Ave S<br>Kent | 3,057 | 156   | \$ | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |
| Kent Manufacturing Campus<br>Suite 107<br>22610 88th Ave S<br>Kent | 2,911 | 165   | \$ | -      | Yard: Fully fenced and secured<br>site<br>Ample 3-phase power<br>Available March 1, 2020<br>Grade level loading |

|   |       |  |      |    |       |  |
|---|-------|--|------|----|-------|--|
| Budget Equipment Sales<br>1534 1st Ave S<br>Seattle | 2,400 |  | 1.25 | \$ | 3,000 |  |
|---|-------|--|------|----|-------|--|

**Pierce County**

|   |        |       |  |    |        |   |
|---|--------|-------|--|----|--------|---|
| 4424 98th St Ct SW, Suite A<br>Lakewood | 44,890 | 1,427 |  | \$ | 30,000 | Sublease through 1/31/2022<br>Yard: .74 acres<br>24 Dock high doors |
|---|--------|-------|--|----|--------|---|

|                                    |        |  |      |    |        |   |
|------------------------------------|--------|--|------|----|--------|---|
| 2309 - 2313 Tacoma Ave S<br>Tacoma | 10,750 |  | 1.25 | \$ | 13,438 | Yard: Secured Yard<br>Electric with possible stairs to<br>lower floor |
|------------------------------------|--------|--|------|----|--------|---|

|  |       |     |  |    |       |  |
|--|-------|-----|--|----|-------|--|
| 24th Street Business Park, Bldg D-1<br>& 10<br>24th St E & 138th Ave S<br>Sumner | 4,014 | 462 |  | \$ | 4,415 | Heavy Power<br>20' Clear Height<br>2 Grade level doors |
|--|-------|-----|--|----|-------|--|

|  |       |     |  |    |       |   |
|--|-------|-----|--|----|-------|---|
| 24th Street Business Park, Bldg F-3<br>24th St E & 138th Ave S<br>Sumner | 2,038 | 317 |  | \$ | 2,242 | Occupied through<br>11/30/19<br>Heavy Power<br>20' Clear Height |
|--|-------|-----|--|----|-------|---|

**INDUSTRIAL BLDGS  
FOR SALE**

**TOTAL  
SQ. FT.**

**OFFICE  
SQ. FT.**

**PRICE**

**LAND  
SIZE**

**ZONING**

**COMMENTS**

**South King County**

|                                    |        |       |    |           |               |    |  |
|------------------------------------|--------|-------|----|-----------|---------------|----|--|
| 19002 72nd<br>Avenue South<br>Kent | 22,575 | 3,250 | \$ | 3,750,000 | 1.76<br>Acres | M2 | Excellent parking with the ability<br>to secure a yard<br>Lease expires 1/31/2020<br>19' Clear Height<br>7 Grade level doors |
|------------------------------------|--------|-------|----|-----------|---------------|----|--|

**Pierce County**

|                                  |        |  |    |           |               |  |                   |
|----------------------------------|--------|--|----|-----------|---------------|--|-------------------|
| 1335 Valentine Ave SE<br>Pacific | 27,000 |  | \$ | 6,999,000 | 4.91<br>Acres |  | Grade level doors |
|----------------------------------|--------|--|----|-----------|---------------|--|-------------------|

|  |        |  |    |           |               |      |   |
|--|--------|--|----|-----------|---------------|------|---|
| Elite Automotive<br>21621 Mountain Hwy E<br>Spanaway | 12,507 |  | \$ | 1,500,000 | 3.40<br>Acres | CMUD | Fenced yard area<br>Grade level doors<br>Level and fenced lot<br>392 feet of frontage |
|--|--------|--|----|-----------|---------------|------|---|

|                               |       |  |    |         |               |  |                       |
|-------------------------------|-------|--|----|---------|---------------|--|-----------------------|
| 2304 Inter Avenue<br>Puyallup | 1,897 |  | \$ | 425,000 | 0.34<br>Acres |  | Partially fenced yard |
|-------------------------------|-------|--|----|---------|---------------|--|-----------------------|

| INDUSTRIAL LAND FOR LEASE/SALE                        | TOTAL ACRES | SQUARE FEET | PRICE        | ZONING      | COMMENTS   |
|---|-------------|-------------|--------------|-------------|--|
| <b>South King County</b>                              |             |             |              |             |  |
| Beck Property<br>114 & 118 S Brandon St<br>Seattle    | 0.2         | 10,000      | \$ 2,000,000 | IG2<br>U/85 | Residential tenants are month-to-month                       |
| <b>Pierce County</b>                                  |             |             |              |             |  |
| At Port of Tacoma Entry<br>3500 12th Street E<br>Fife | 0.9         | 39,784      | \$ 1,400,000 | Industrial  | New pavement & road improvements<br>17 trailer stalls        |
| 2nd St NE<br>Puyallup                                 | 0.8         | 33,600      | \$ 399,900   | CBD         | Excellent exposure and signage<br>225' frontage on 2nd St NE |