FOR SALE

$3,500,000 Sale Price | 16,840 SF Building
110 42nd St NW, Auburn, WA

High quality, original owner, concrete tilt manufacturing/distribution building that can serve one or two tenants

Kidder Mathews

TABLE OF CONTENTS

01

EXECUTIVE SUMMARY

02

PROPERTY DESCRIPTION

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Kidder Mathews

01

EXECUTIVE SUMMARY

THE OFFERING

INVESTMENT HIGHLIGHTS

BUILDING FEATURES

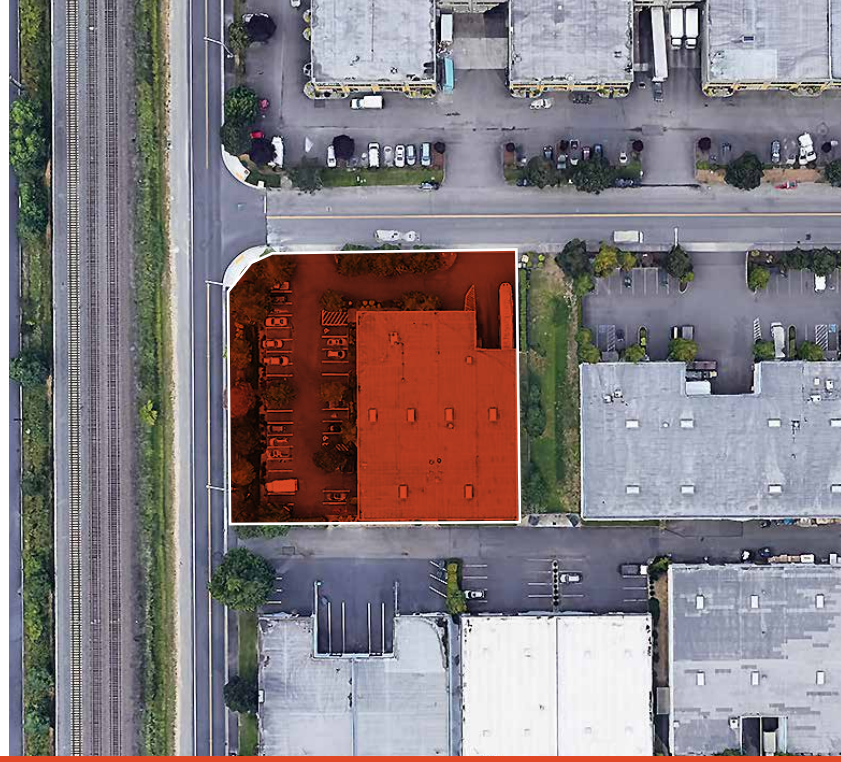
EXECUTIVE SUMMARY

Kidder Mathews is pleased to offer the opportunity to acquire the Tabs Plus building in Auburn, WA.

THE OFFERING

Tabs Plus is a Class A, industrial warehouse property that can serve the needs of manufacturers and distributors. The building will be sold vacant offering an owner/user the ultimate opportunity to acquire high quality strategically located real estate. The building is currently occupied by a single tenant however, infrastructure is already in place to serve a two-tenant scenario including a quality constructed demising wall with existing pass-through and second office node with separate access and utilities.

Quality owner/user buildings like this rarely hit the market for sale. The Tabs Plus Building has several upgrades in place that should make this a plug and play opportunity for a business to own and operate in a quality industrial building in a core Puget Sound submarket.



PROPERTY OVERVIEW

Address	**110 42nd St NW, Auburn, WA**
Square Footage	**16,840 total SF, 2,336 total office SF** **Warehouse A | 12,990 SF (1,904 SF)** **Warehouse B | 3,850 SF (432 SF)**
Clear Height	**±22 - 24'**
Land Area	**0.98 Acres | 42,580 SF**
APN	**936000-0085**
Year Built	**1998**
Construction Type	**Concrete Tilt**
Loading	**Warehouse A | 2 dock-high doors / 1 grade-level door** **Warehouse B | 1 grade-level door**
Zoning	**M-1 Light Industrial (City of Auburn)**
Price	**$3,500,000**

MAIN ENTRANCE

BUILDING FEATURES

FULLY insulated

UPGRADED heavy three phase power (exact amperage to be confirmed by buyer)

TWO-TENANT or single tenant design (currently demised with pass-through, separately metered power, and second office space)

DROP-DOWN POWER and air lines throughout primary warehouse space

QUALITY tilt-up construction

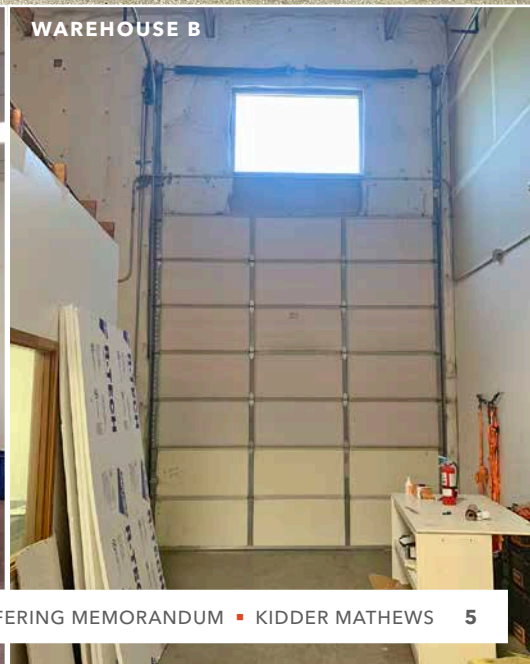
ABUNDANT parking

DESIRABLE warehouse to office ratio

BOTH dock and grade level loading

LOADING DOCKS

WAREHOUSE A OFFICE


WAREHOUSE B

02

PROPERTY DESCRIPTION

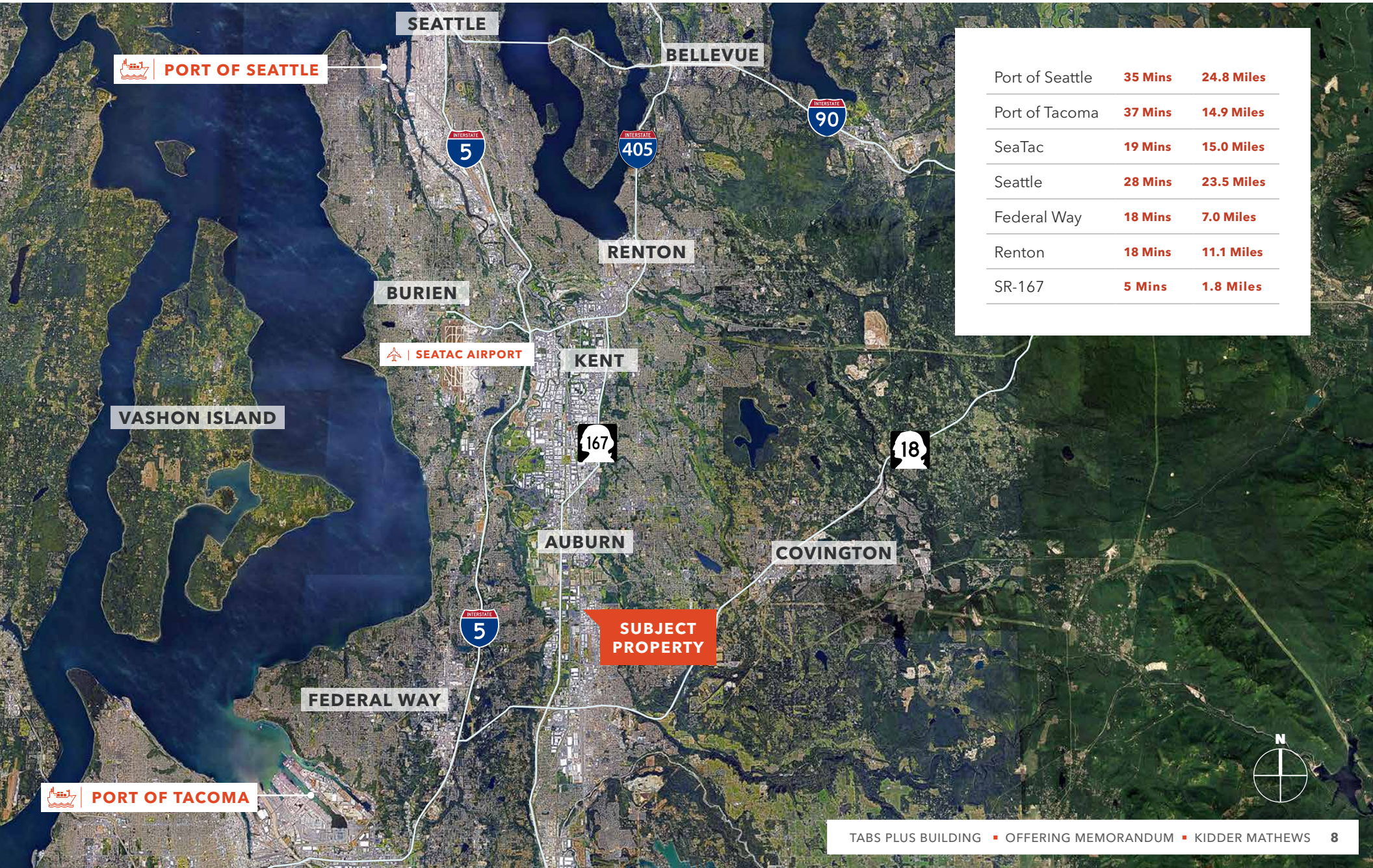
AERIALS

BUILDING & FLOOR PLANS

PROPERTY PHOTOS

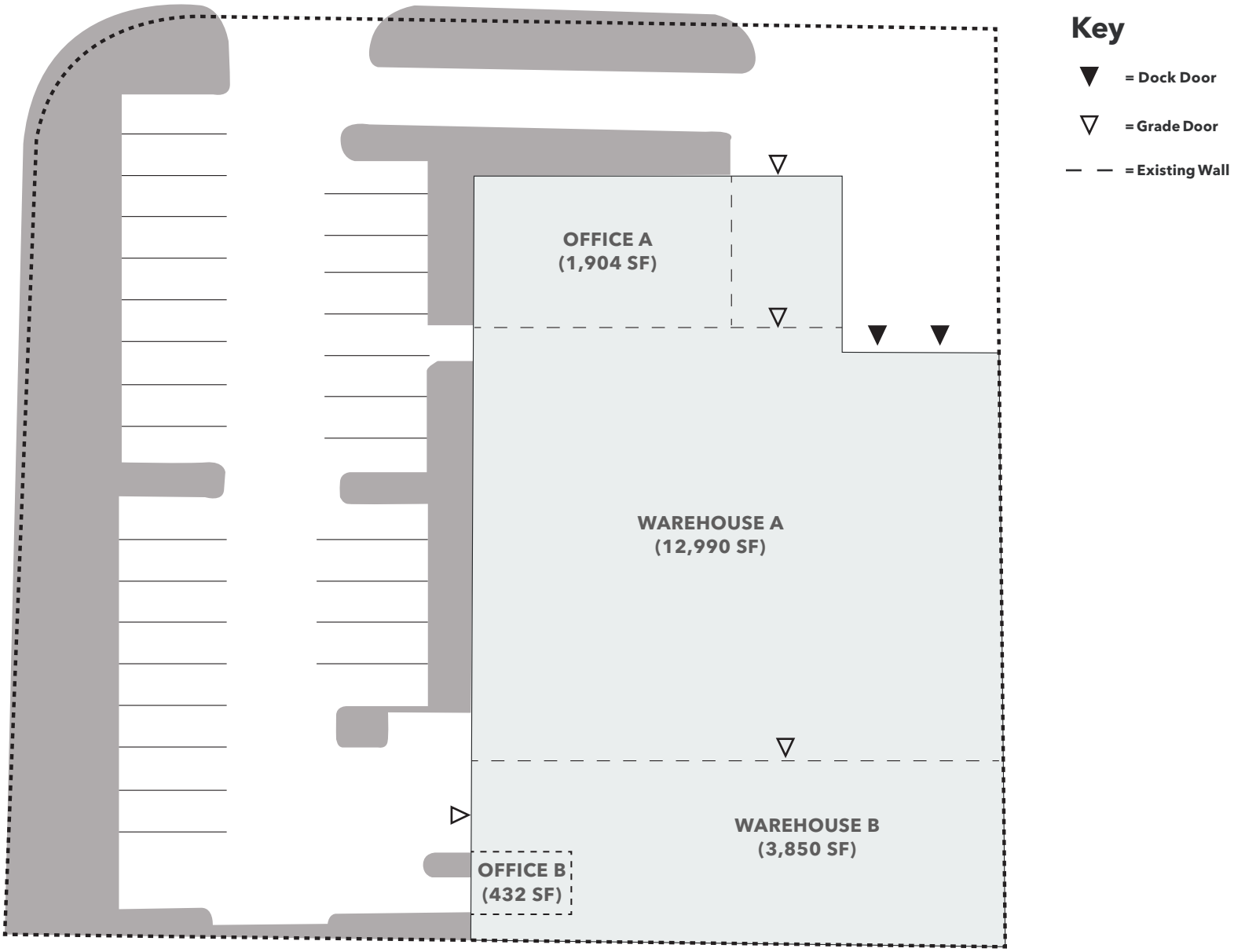
MARKET AREA

DRIVE TIMES



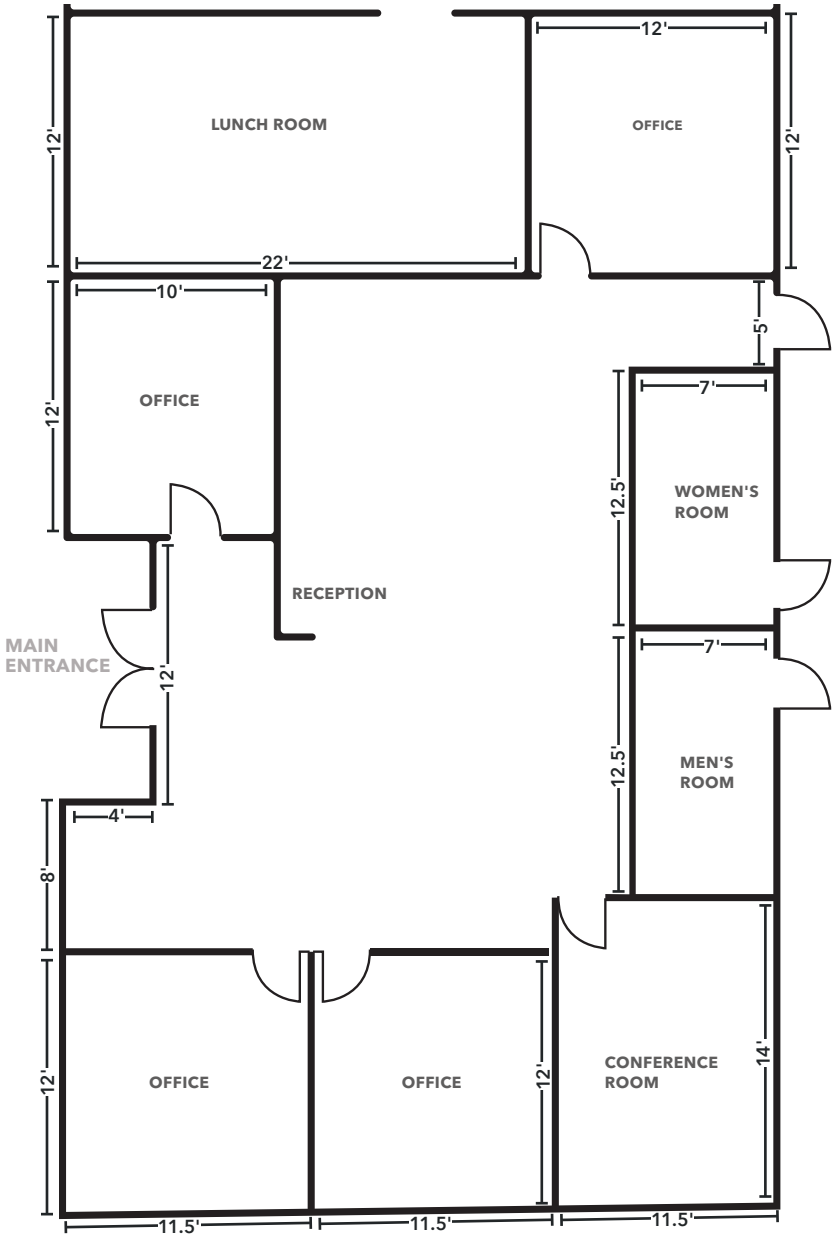
Port of Seattle	35 Mins	24.8 Miles
Port of Tacoma	37 Mins	14.9 Miles
SeaTac	19 Mins	15.0 Miles
Seattle	28 Mins	23.5 Miles
Federal Way	18 Mins	7.0 Miles
Renton	18 Mins	11.1 Miles
SR-167	5 Mins	1.8 Miles

BUILDING SITE PLAN

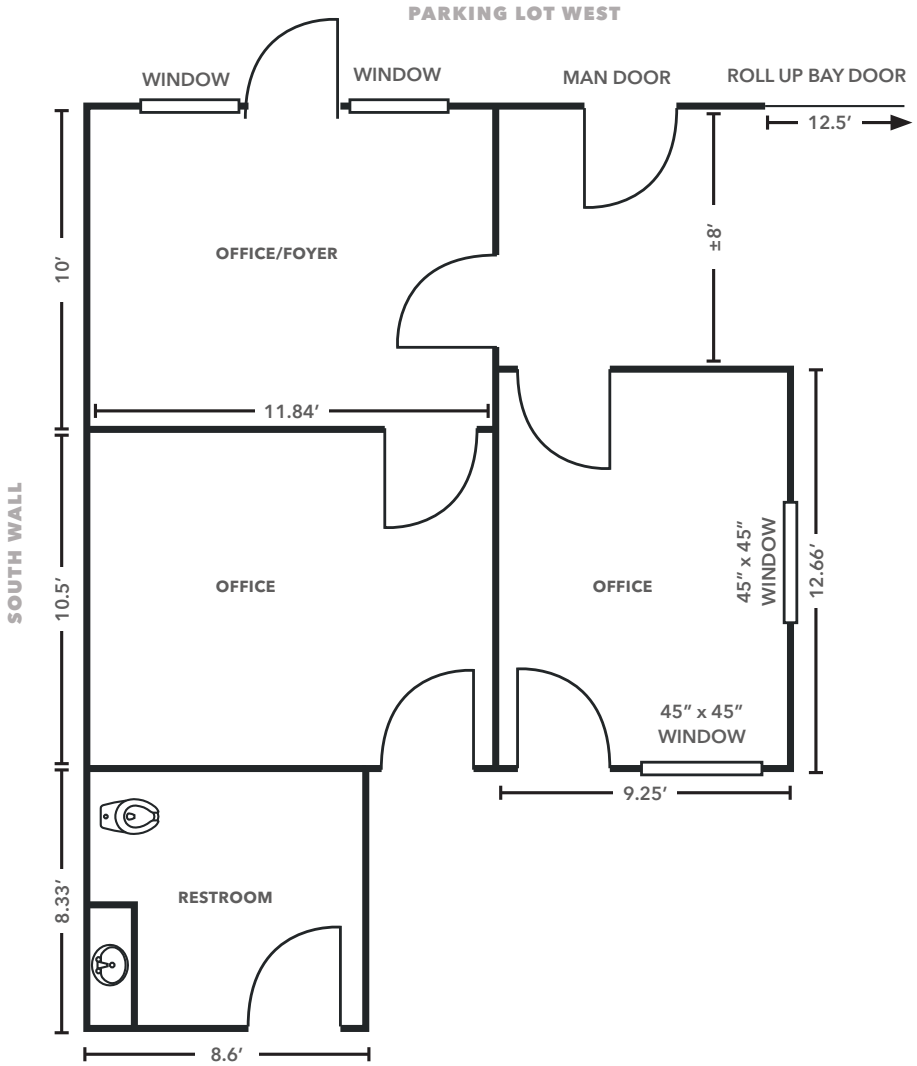


FLOOR PLANS

WAREHOUSE A OFFICE



WAREHOUSE B OFFICE



WEST VIEW

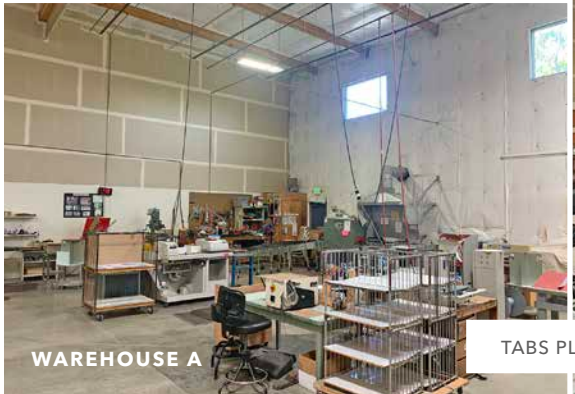
NW CORNER

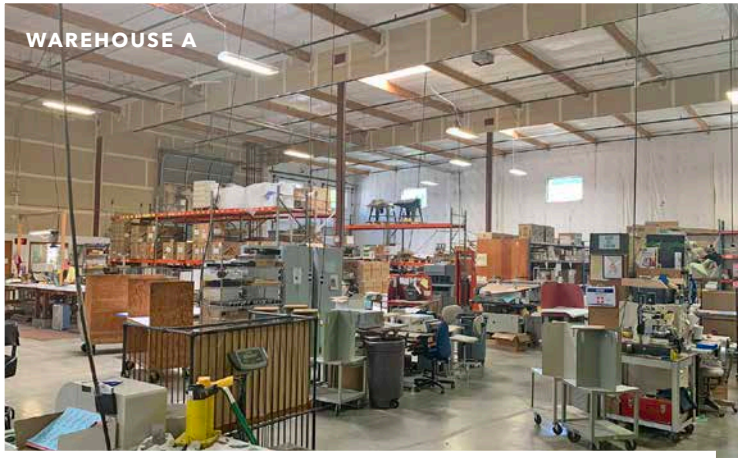
WAREHOUSE A GRADE DOOR

WAREHOUSE A

LOADING DOCKS

WAREHOUSE B ENTRANCE

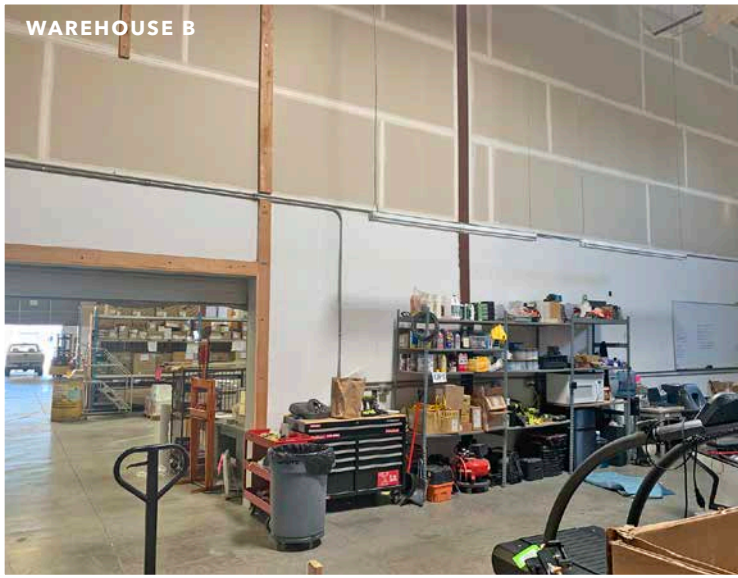

WAREHOUSE A


WAREHOUSE A

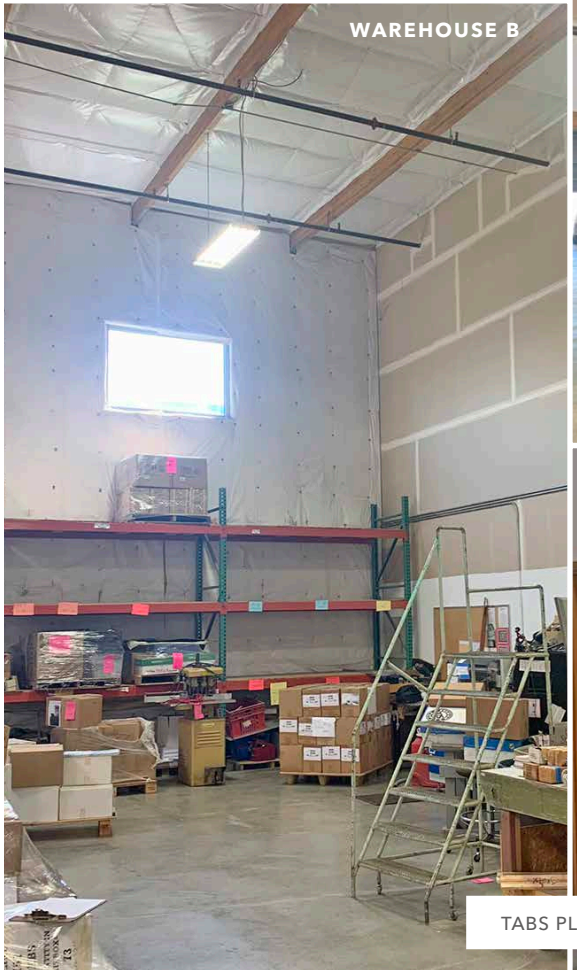
DEMISING WALL

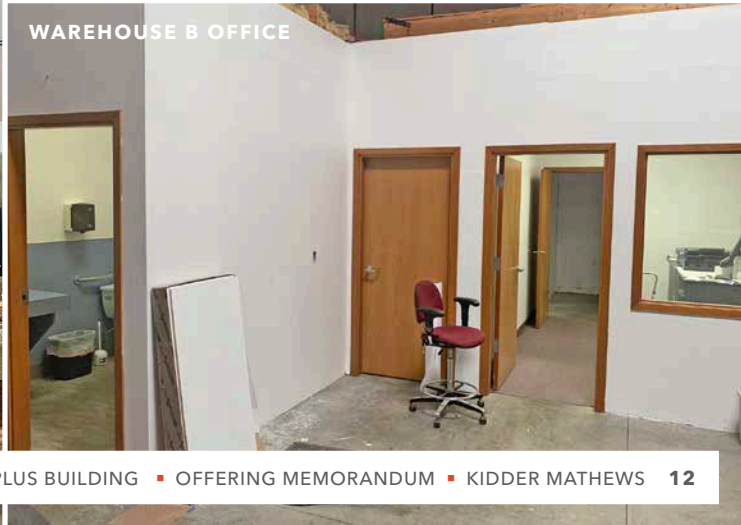
LOADING DOCKS

LOOK AT INTERIOR WAREHOUSE A GRADE DOORS


WAREHOUSE B

LOOK AT INTERIOR WAREHOUSE A GRADE DOORS


WAREHOUSE B


WAREHOUSE B OFFICE

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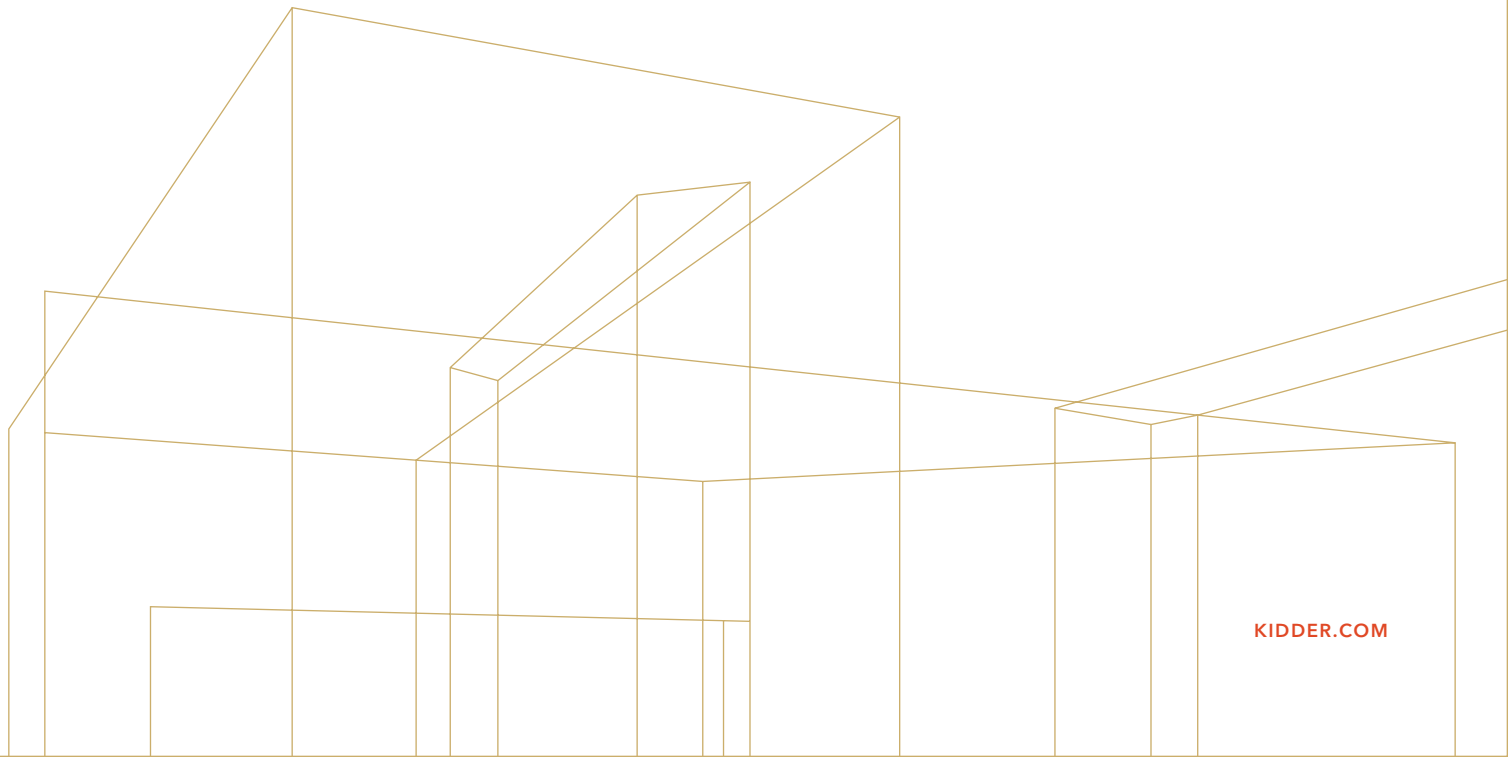

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