OWNER-USER OPPORTUNITY

THE ATR BUILDING

4320 B STREET NW | AUBURN, WA 98001

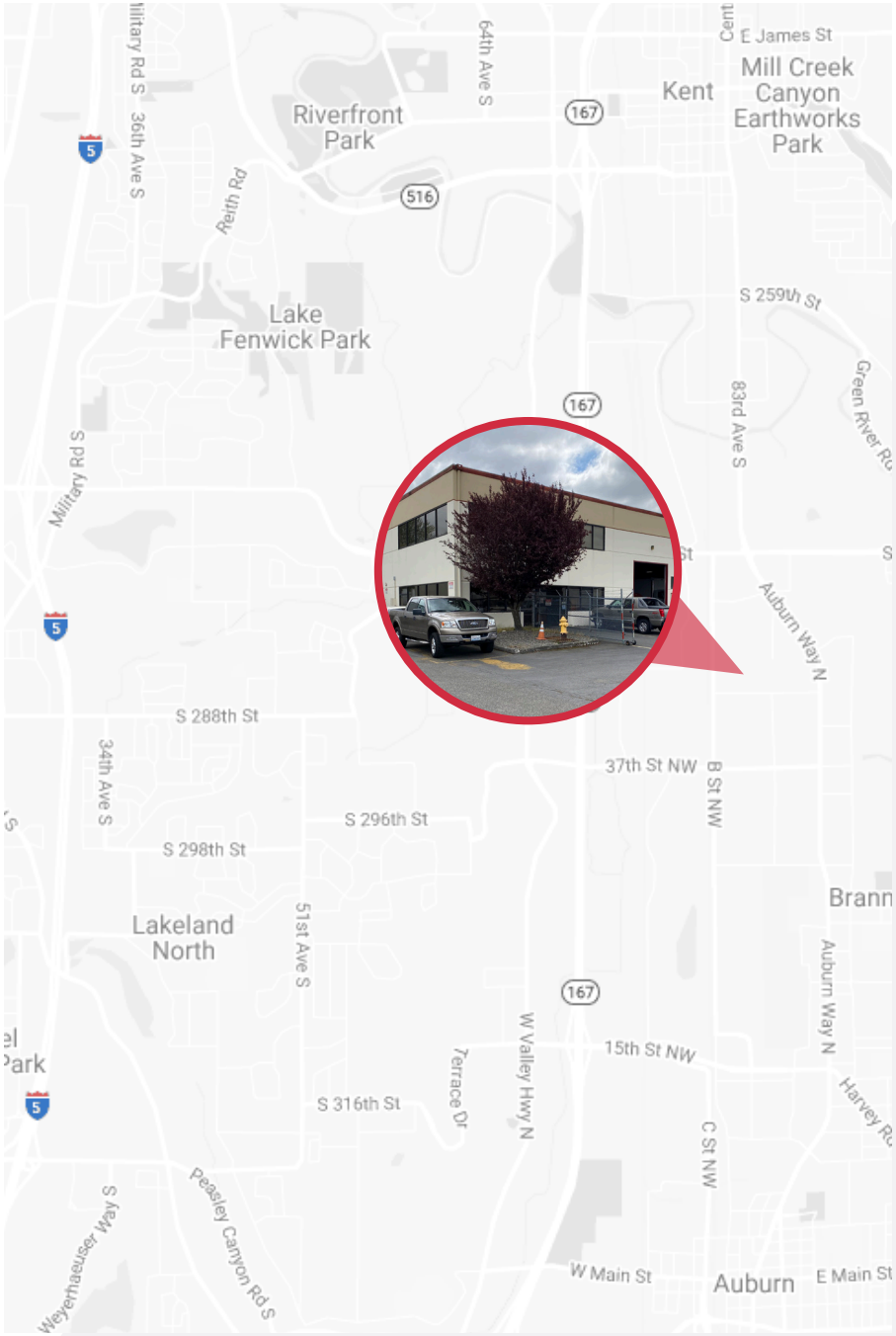
OFFERING MEMORANDUM

NAI Puget Sound Properties

1 Property Overview

2 Market Overview

1 Property Overview



4320 B Street NW

Auburn, Washington

For Sale

BUILDING SIZE

17,000 SF Total

- 14,000 SF Warehouse
- 2,000 SF Office
- 1,000 SF Mezzanine (Storage)

Stated square footage figures are estimates. Buyer to verify.

LOT SIZE

51,834 SF

ZONING

M1

YEAR BUILT

1986

CURRENT USE

Owner-Occupied-Truck Repair

SALE TYPE

Owner-User

PARCEL NUMBER

936000-0097

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Executive Summary

NAI Puget Sound Properties is pleased to offer for sale the American Transportation Repair Building, located at 4320 B St NW in Auburn, WA.

The property offers a great opportunity to acquire a well-positioned Industrial asset in the highly coveted Kent Valley Industrial Market. The subject property is centrally located between the Ports of Seattle and Tacoma and has excellent access to major freeways.

Built in 1986, 4320 B St NW is a 17,000-square-foot concrete tilt-up building, situated on 51,834 square feet of land zoned M1. The building includes 14,000 SF of warehouse space, 2,000 SF of office space, and 1,000 SF of second-floor mezzanine storage space.

The warehouse has 24-foot ceilings, a sprinkler system, heavy three-phase power and two roof-mounted HVAC units. The property is also benefited by three, newly installed, grade-level loading doors.

The property is owner-occupied by American Transportation Repair, a full-service commercial transportation equipment and repair business. The owners decided to retire and sell assets, including both the real estate and the business. The owners would ideally like to sell both the business and the real estate simultaneously to one purchaser; however, they are open to entertaining offers on just the real estate. Please contact the listing agent for more details. Business pricing and financials can be made available to prospective buyers.

The real estate is being offered for sale at a price of $3,850,000.

Highlights

- Single-Tenant Industrial Building
- Existing Business Also for Sale – Contact Brokers for Details
- Owner-User Opportunity
- 17,000 SF Building
- 51,834 SF Land
- Zoning: M1

ADDRESS	4320 B Street NW Auburn, WA 98001
REAL ESTATE PRICE	$3,850,000
PRICE PER SF (BLDG)	$226.47
PRICE PER SF (LAND)	$74.28
SALE TYPE	Owner-User
YEAR BUILT	1986

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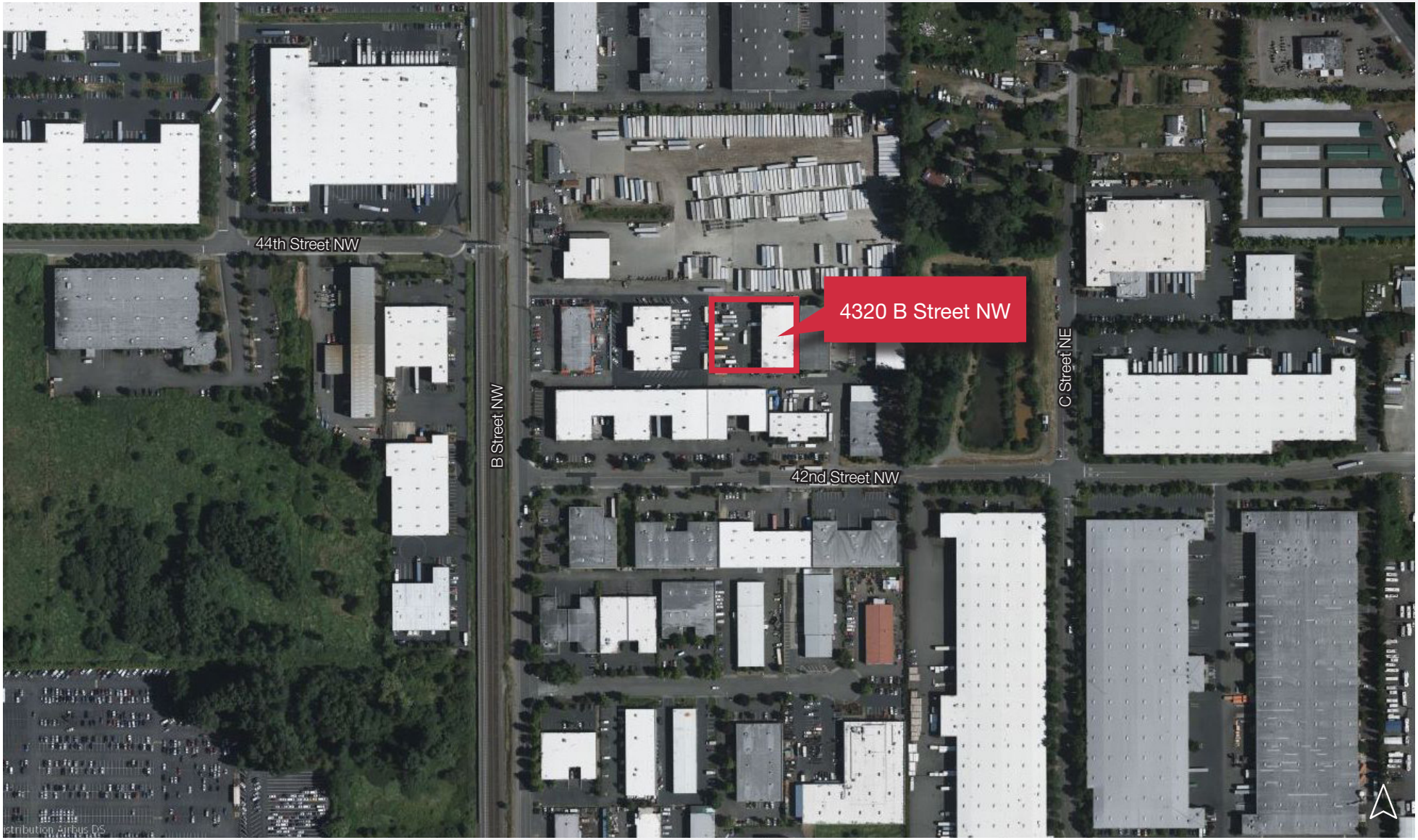
Aerial Map



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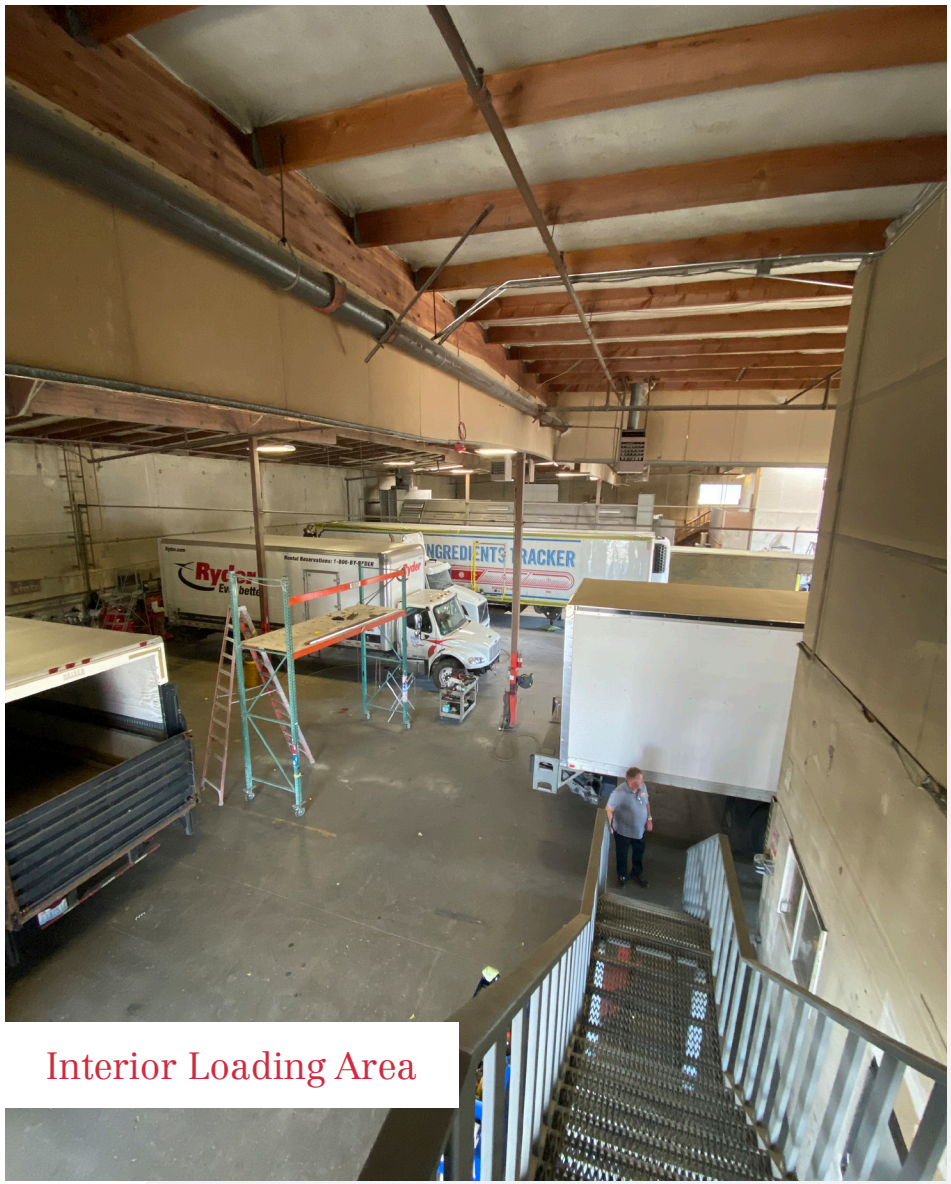
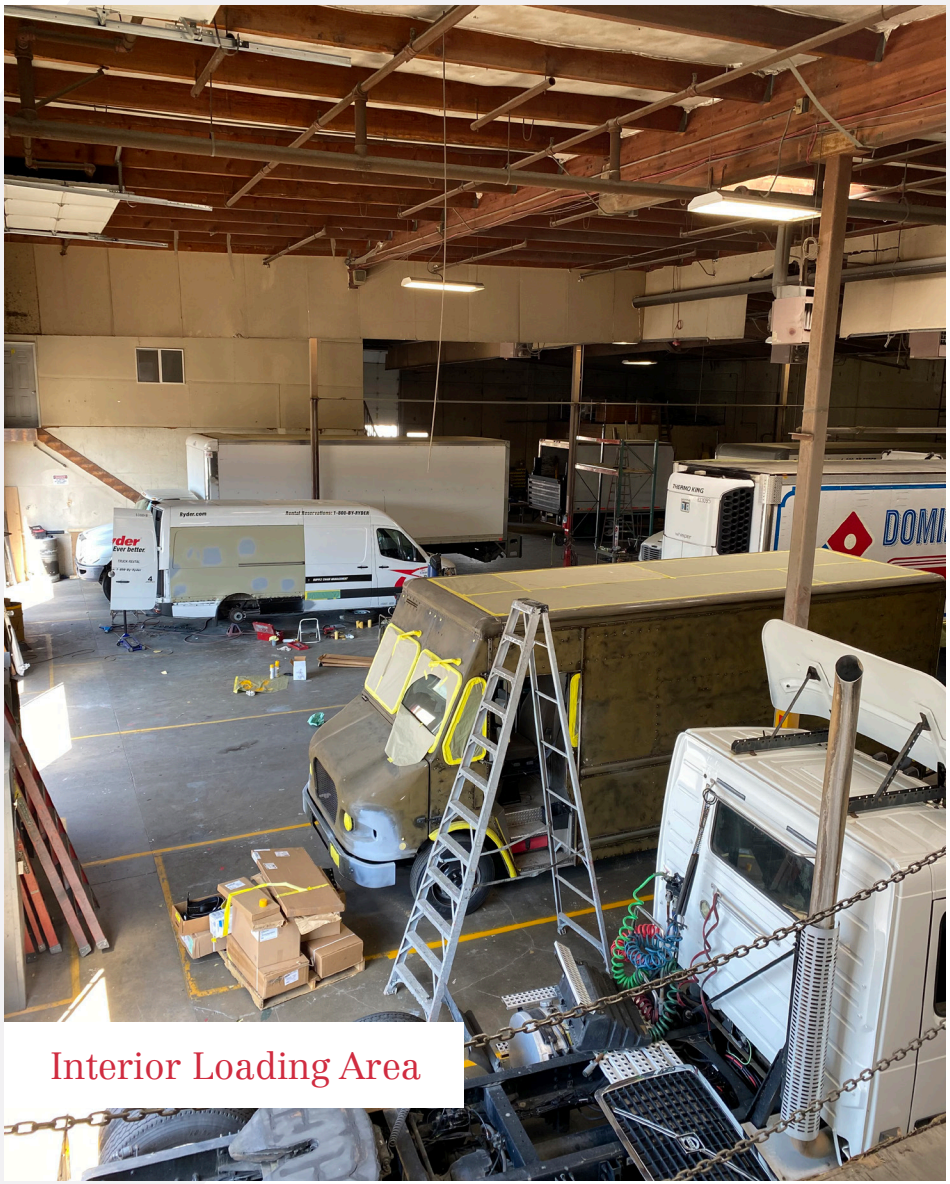
Interior Photos



Interior Loading Area



Interior Loading Area

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2 Market Overview

Market Overview

The Puget Sound Region is considered one of the fastest growing markets in the United States — home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Auburn is the fifteenth largest city in Washington and is affectionately known as the "gateway to Mt. Rainier." Bordered by Federal Way to the West and Kent to the North, the city's central location in the I-5 corridor offers convenient access to Seattle, Tacoma, and SeaTac International Airport. **Auburn's proximity to Tacoma (14 miles) and Seattle (28 miles) makes it a desirable location for commercial tenants.** Incorporated in 1891, Auburn is home to more than 80,000 residents and counts Boeing, Muckleshoot Tribal Enterprises, MultiCare Auburn, Green River College, and Emerald Downs Racetrack among its Top-10 employers.

Auburn is also a community known for its rich history and outdoor opportunities. The city is home to the White River Valley Museum and features an extensive parks and trails system. **In addition to Auburn's commercial amenities and natural beauty, Sound Transit is expanding its link light rail extension in South King County with stops in neighboring Kent and Federal Way.** The link extension is anticipated to increase the overall commercial traffic in the region, providing higher demand and appeal for local businesses.

Sources: Explore Auburn, https://exploreauburn.com/ and City of Auburn, Washington, https://www.auburnwa.gov/.

1 Mile Radius		3 Mile Radius		5 Mile Radius	
37.7	2.53	36.3	2.76	36.3	2.82
2022 Median Age	2020 Average Household Size (U.S. Census)	2022 Median Age	2020 Average Household Size (U.S. Census)	2022 Median Age	2020 Average Household Size (U.S. Census)
4,432	$67,557	105,204	$80,027	279,554	$82,382
Population	Median Household Income	Population	Median Household Income	Population	Median Household Income

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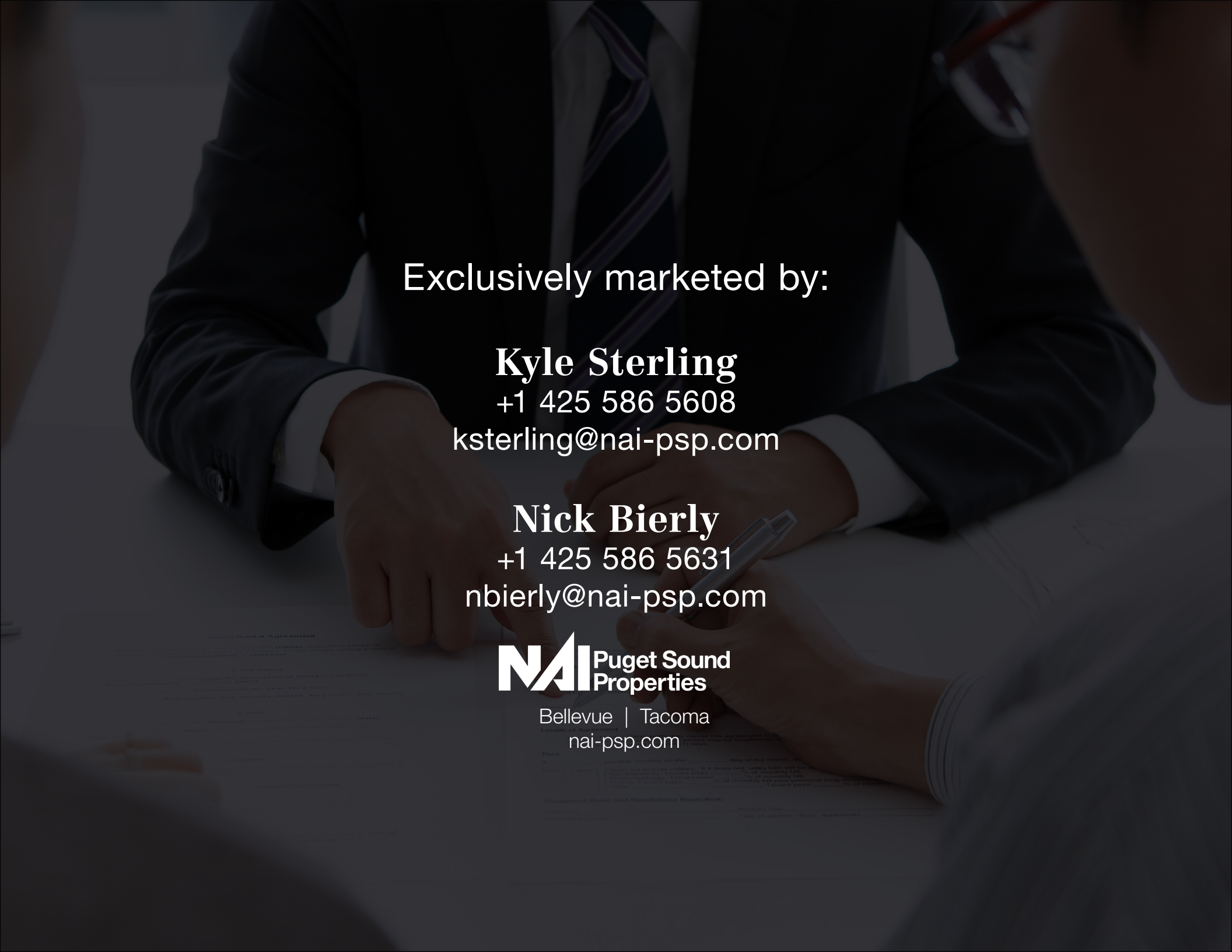

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