

FOR LEASE/ SALE

AUBURN PARK



4810 D Street NW

Auburn, Washington

CENTRAL KENT VALLEY LOCATION

Located in the Central Kent Valley between the Port of Seattle and Port of Tacoma

EXCELLENT FREEWAY ACCESS

Direct access to Highway 167 and close proximity to I-5 and I-405

NEW, HIGH QUALITY CONSTRUCTION

Modern tilt-up construction with 30' clear height, ESFR sprinkler system and high dock door count

Exclusively Offered By:

George Rockwell, SIOR
(206) 336-5328
grockwell@andoverco.com

Brian Bruininks, CCIM
(206) 336-5324
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www.brianbruininks.com | www.andoverco.com

 **THE ANDOVER COMPANY, INC.**
CORFAC INTERNATIONAL

415 Baker Boulevard | Suite 200
Tukwila, WA 98188

AUBURN PARK 277

TOTAL SIZE:

- 141,970 Square Feet

DATE OF CONSTRUCTION:

- 2008

TENANT SIZES:

- 14,383 to 141,970 Square Feet

CLEAR HEIGHT:

- 30' Clear Height

TRUCK STAGING AREA:

- 117' Typical

TRUCK LOADING:

- 36 Dock High Doors
- 4 Grade Level
- Double Loaded
- Potential to Secure Loading Areas

ZONING:

- M-1, City of Auburn

EXCLUSIVELY OFFERED BY:

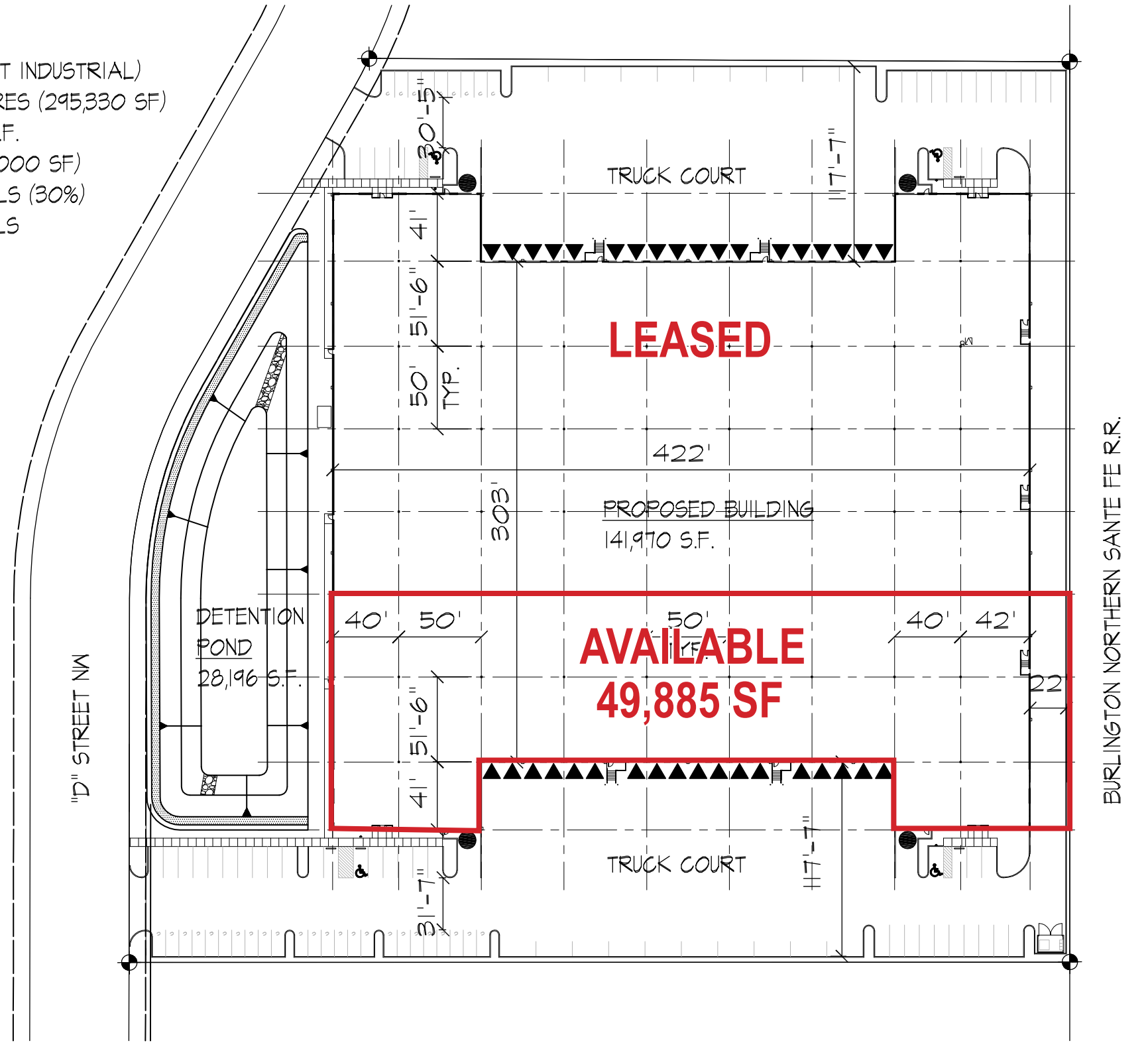
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SITE STATISTICS:
 ZONE: M-1 (LIGHT INDUSTRIAL)
 TOTAL SITE AREA: 6.78 ACRES (295,330 SF)
 TOTAL BUILDING AREA: 141,970 S.F.
 TOTAL PARKING STALLS: 108 (.8/1,000 SF)
 COMPACTS: 33 STALLS (30%)
 STANDARDS: 75 STALLS

LEGEND:
 DRIVE-IN DOOR ●
 DOCK-HIGH DOOR ▼



SITE PLAN
AUBURN PARK 277
 1"=80' 5/23/07



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AVAILABLE SPACE

- 49,885 Total SF Available
- Possible divisions: 14,383 SF; 23,260 SF; 28,410 SF; 33,560 SF; and 36,135 SF
- ESFR Sprinkler System
- High Identity Building
- Owner/User Quality Construction
- 18 Dock Doors
- 2 Grade Level Doors
- 30' Clear Height
- Available Now
- \$0.39/shell, \$0.85/office, NNN (Based on entire space available). Please call for pricing on possible divisions.
- Build to Suit Office

Central Kent Valley location with excellent freeway access. Ability to fence loading/parking area for added security.

Offered for sale at \$10,400,000.

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