

FOR LEASE

FORMER WATSON ASPHALT INDUSTRIAL SITE

*12.72 AC, close-in yard site
with a 10K SF building,
additional covered areas,
and site improvements
in Redmond WA*



19220 NE UNION HILL RD | REDMOND, WA

km Kidder
Mathews

FORMER WATSON ASPHALT INDUSTRIAL SITE



Incredibly rare close-in IOS yard site with improvements suitable for numerous uses, with unmatched access to the Eastside Region

Zoned Industrial - City of Redmond

Approximately 10.25 usable acres

Multiple configurations available

± 8,000 SF warehouse

Four separate entrances

Onsite wash bay & truck scale

Multiple covered storage structures with power

Active well onsite for free water service

Fenced & secured with security system in place

Lighting throughout entire site

Signage available

Mostly paved site - 100% impervious surface

Call Brokers for rates

+12.72 ZONED

ACRES

INDUSTRIAL (I)

→ REDMOND MUNICIPAL CODES



OFFICE BUILDING



WAREHOUSE BUILDING

Building Highlights

OFFICE BUILDING:

10 Private Offices

3 Restrooms

Conference Room

Air Conditioned

Ziplay Fiber Internet

WAREHOUSE BUILDING:

±8,000 SF

6 Grade-level loading doors, 3 on each side

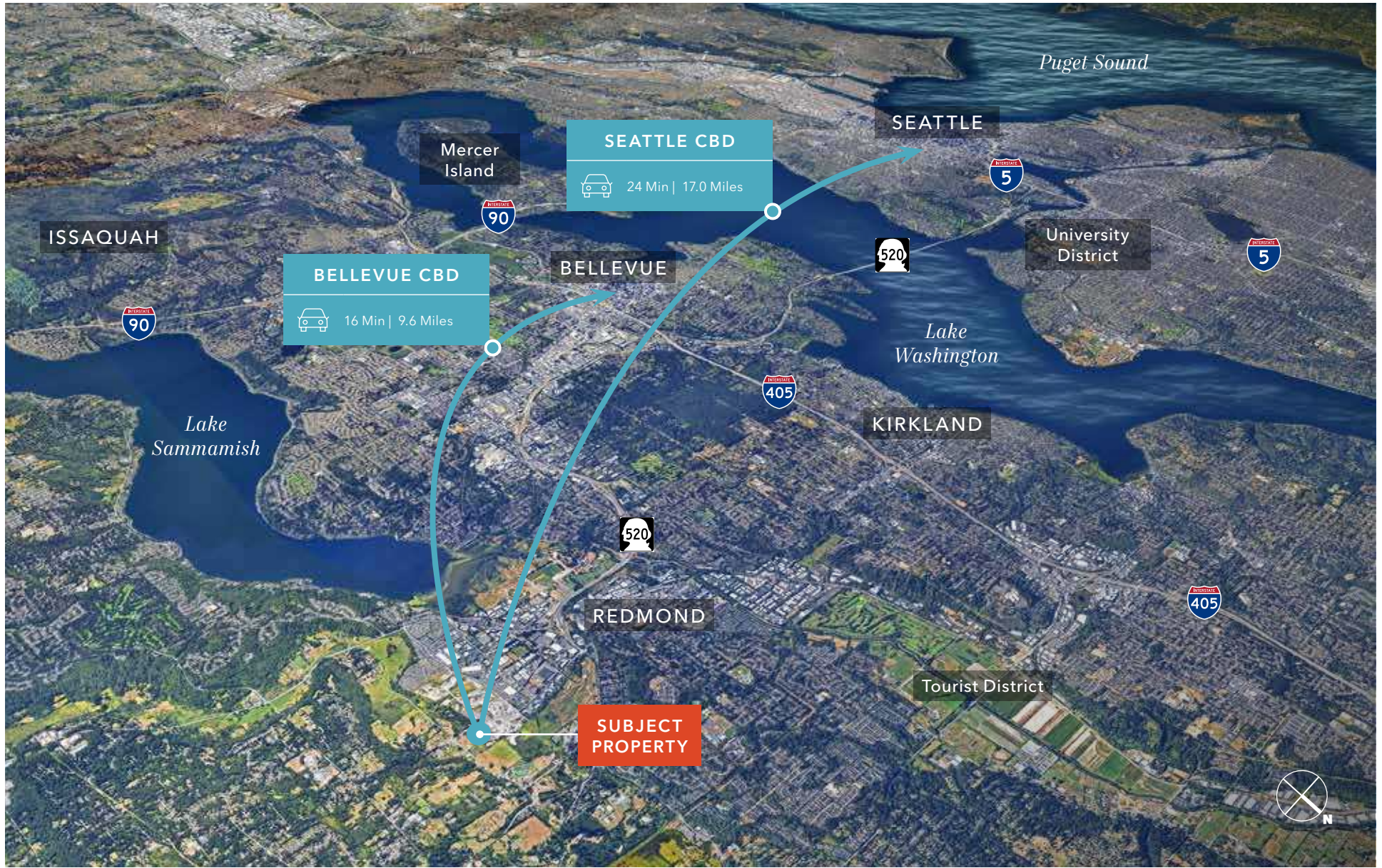
Radiant Heat

Mechanic trench

Oil water separators

Small office and mezzanine storage
(not included in SF)

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