



Auburn 18 Business Park

400 15TH ST SW | AUBURN, WA 98001



CBRE

Property Information

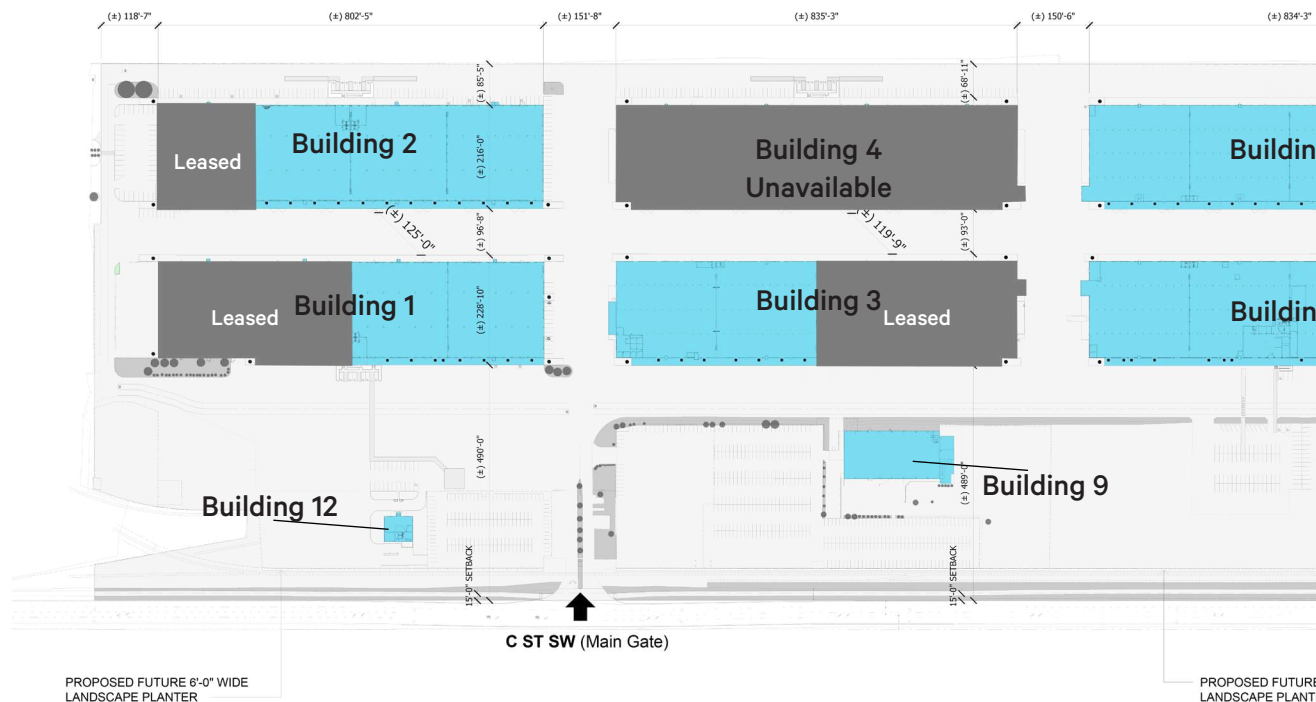


Property Highlights

- + Eleven-building business park, totaling over 1.5 million SF with up to 55 acres available for new development
- + Building 1 and Building 2 repositioning is almost complete. It includes:
 - New truck courts
 - Expanded dock positions
 - LED lighting inside and outside
 - New exterior paint as well as new offices
- + Zoning with flexibility for manufacturing assembly, processing, warehouse, and distribution uses as well
- + Abundant yard area adjacent to the buildings for surplus laydown yard, truck parking or other potential uses
- + Thick slabs for manufacturing users
- + 30 FC LED warehouse lighting
- + 14' - 27' clear heights
- + Distributed abundant electrical service
- + Flexible office configurations: new small spec build outs or built-to-suit
- + Fully fenced/secured property with gated access
- + The ability for users to scale into larger spaces
- + Building 7 is fully climate controlled with generous office build-out and presents the ability to transition into a climate controlled assembly/process

Site Plan

Includes Proposed and Under Construction Improvements



Competitive lease rates



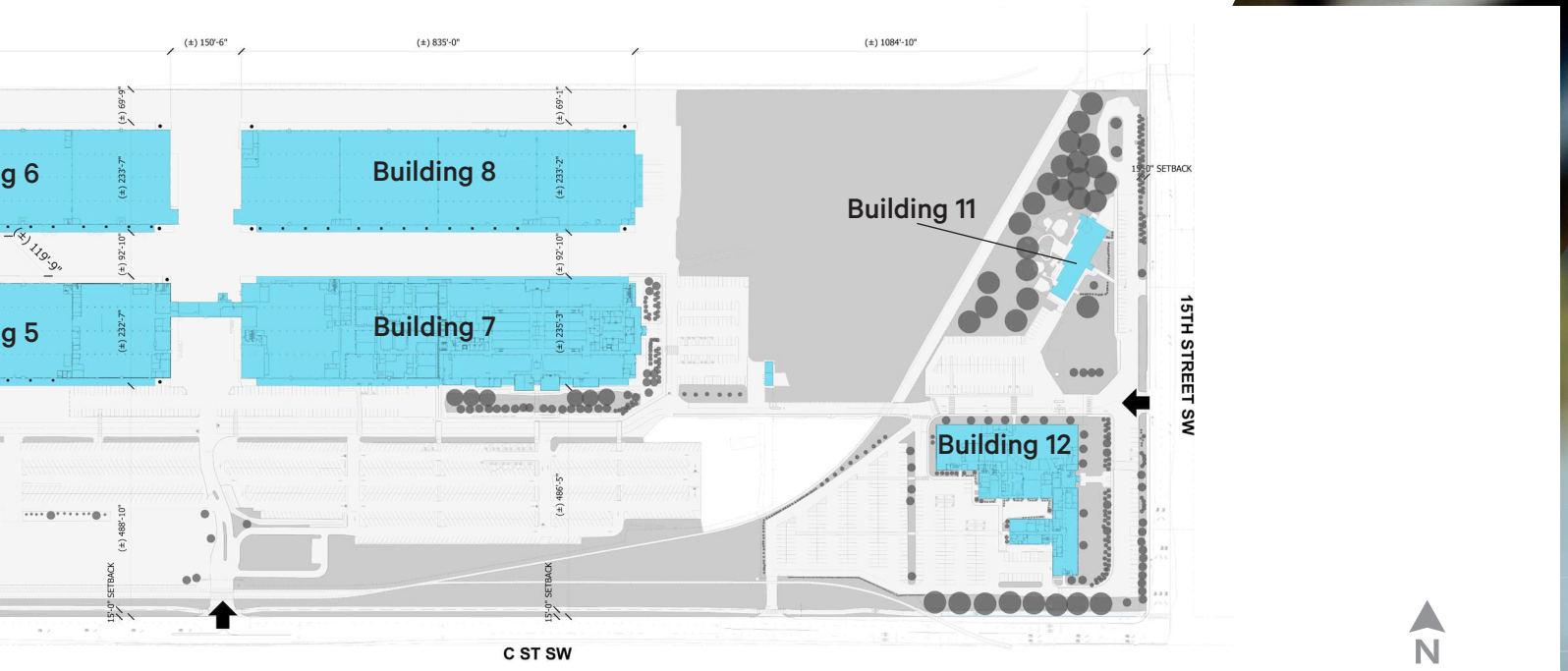
Immediate access to SR-167 and SR-18



Multiple op

Building Breakdown

Building Number	Address	Available Square Footage	Clear Height	Availability
Building 1	2701 C St SW	86,564 SF	±22' - 24'	Suites C & D 86,564 SF
Building 2	2703 C St SW	129,915 SF (Divisible to ±43,137 SF)	±22' - 24'	Available
Building 3	2507 C St SW	91,320 SF (Divisible to ±45,423 SF)	±14' - 27'	Suites A & B 91,320 SF
Building 4	2509 C St SW	--	±14' - 27'	Unavailable
Building 5	2201 C St SW	175,833 SF (Divisible to ±44,498 SF)	±14' - 27'	Available
Building 6	2203 C St SW	181,264 SF (Divisible to ±45,219 SF)	±14' - 27'	Available
Building 7	1901 C St SW	210,120 SF	Office or climate controlled shell	Available 4/30/2024
Building 8	1903 C St SW	182,571 SF (Divisible to ±45,284 SF)	±14' - 27'	Available
Building 9	2301 C St SW	20,078 SF (DH & GL loading)	±12' - 16' clear span	Leased
Building 12	400 15th St SW	105,771 SF 2-Story office building		Available 4/30/24



build-to-suit
options

Divisible to ±43,137 SF

Currently available
for occupancy





Auburn 18 Business Park

CONTACTS

Monte Decker
Senior Vice President
+1 253 596 0041
monte.decker@cbre.com

Chris Cowles
First Vice President
+1 253 596 0048
chris.cowles@cbre.com

CBRE, Inc.
1201 Pacific Avenue
Suite 1502
Tacoma, WA 98402

CBRE

A development by:



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. SD 4.22.24