

# 50,400 SF MANUFACTURING



## FOR SUBLEASE

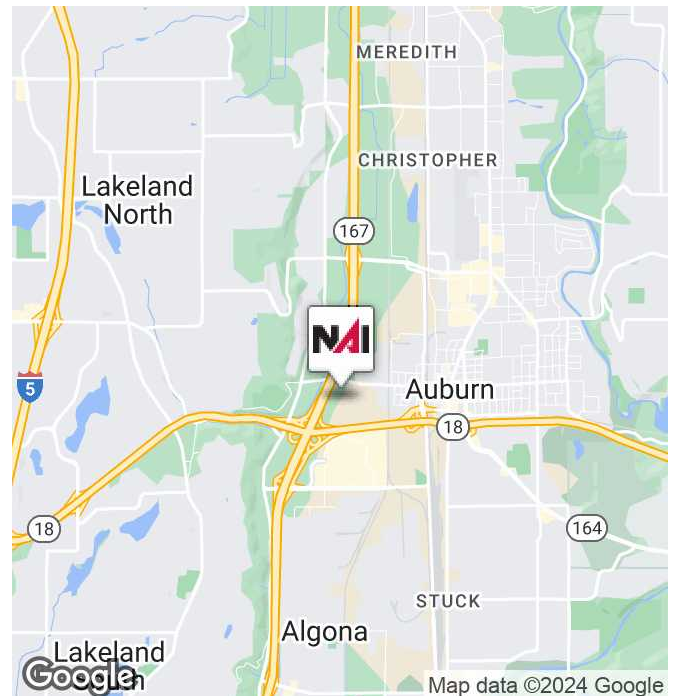


## 1316 West Main Street

Auburn, Washington 98001

### Property Highlights

- Sublease available August 1, 2024, current lease set to expire 12/31/2028.
- 50,400 RSF
- 4,000 SF - 2 story office
- 20' Clear Height
- 6 dock high doors & 5 oversized grade level doors (10' x 14')
- 64 parking stalls
- Fenced yard
- Call brokers for rates
- NNN charges \$.18 per square foot per month
- Heavy Power



<https://www.nai-psp.com>

**Tamir Ohayon**  
Partner | 425.586.5627  
tohayon@nai-psp.com

**Arie Salomon, SIOR, CCIM**  
Principal | 425.586.5636  
asalomon@nai-psp.com

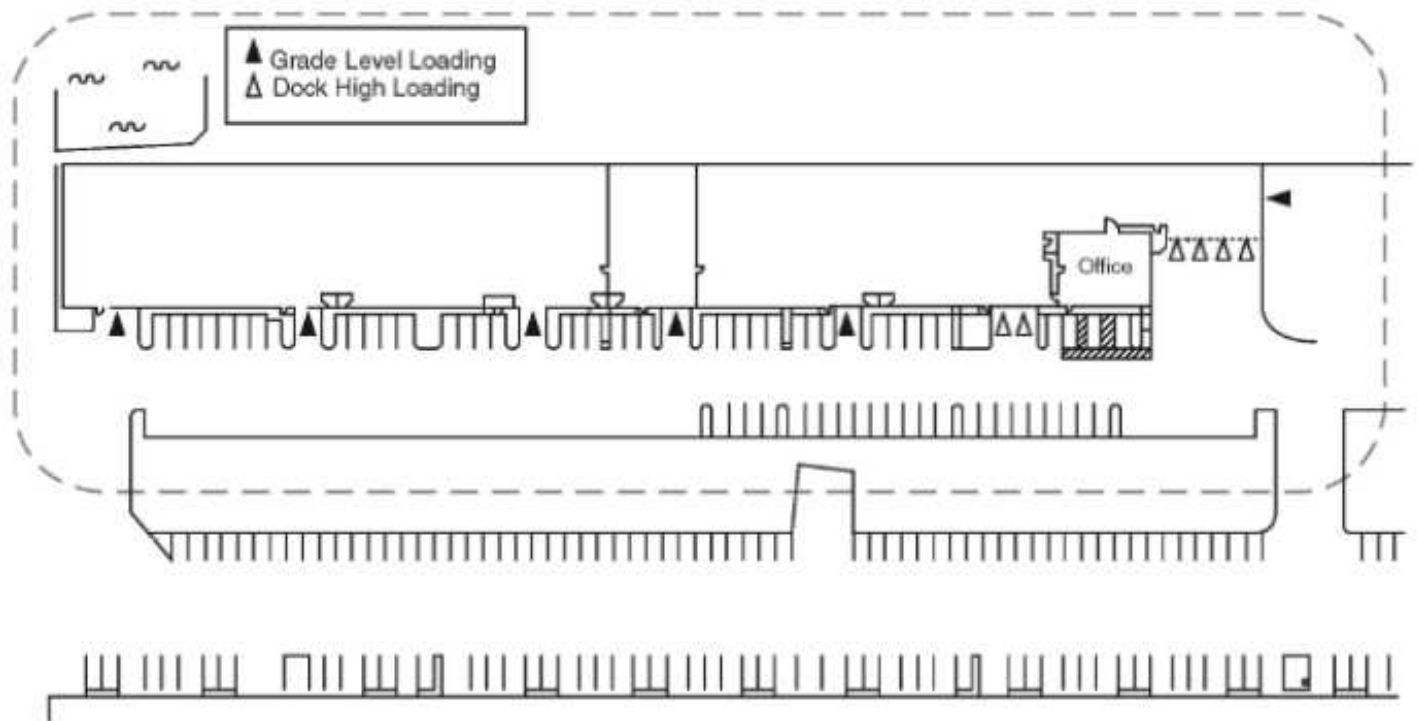
**Ally Braden**  
Associate | 425.586.5649  
abraden@nai-psp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

# 50,400 SF MANUFACTURING



## FOR SUBLEASE



<https://www.nai-pp.com>

**Tamir Ohayon**  
Partner | 425.586.5627  
tohayon@nai-pp.com

**Arie Salomon, SIOR, CCIM**  
Principal | 425.586.5636  
asalomon@nai-pp.com

**Ally Braden**  
Associate | 425.586.5649  
abraden@nai-pp.com

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THIS INFORMATION IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND IS SUBJECT TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. COOPERATING BROKERS, BUYERS, TENANTS AND OTHER PARTIES WHO RECEIVE THIS DOCUMENT SHOULD NOT RELY ON IT, BUT SHOULD USE IT AS A STARTING POINT OF ANALYSIS, AND SHOULD INDEPENDENTLY CONFIRM THE ACCURACY OF THE INFORMATION CONTAINED HEREIN THROUGH A DUE DILIGENCE REVIEW OF THE BOOKS, RECORDS, FILES AND DOCUMENTS THAT CONSTITUTE RELIABLE SOURCES OF THE INFORMATION DESCRIBED HEREIN. LOGOS ARE FOR IDENTIFICATION PURPOSES ONLY AND MAY BE TRADEMARKS OF THEIR RESPECTIVE COMPANIES.

# 50,400 SF MANUFACTURING



**FOR SUBLEASE**

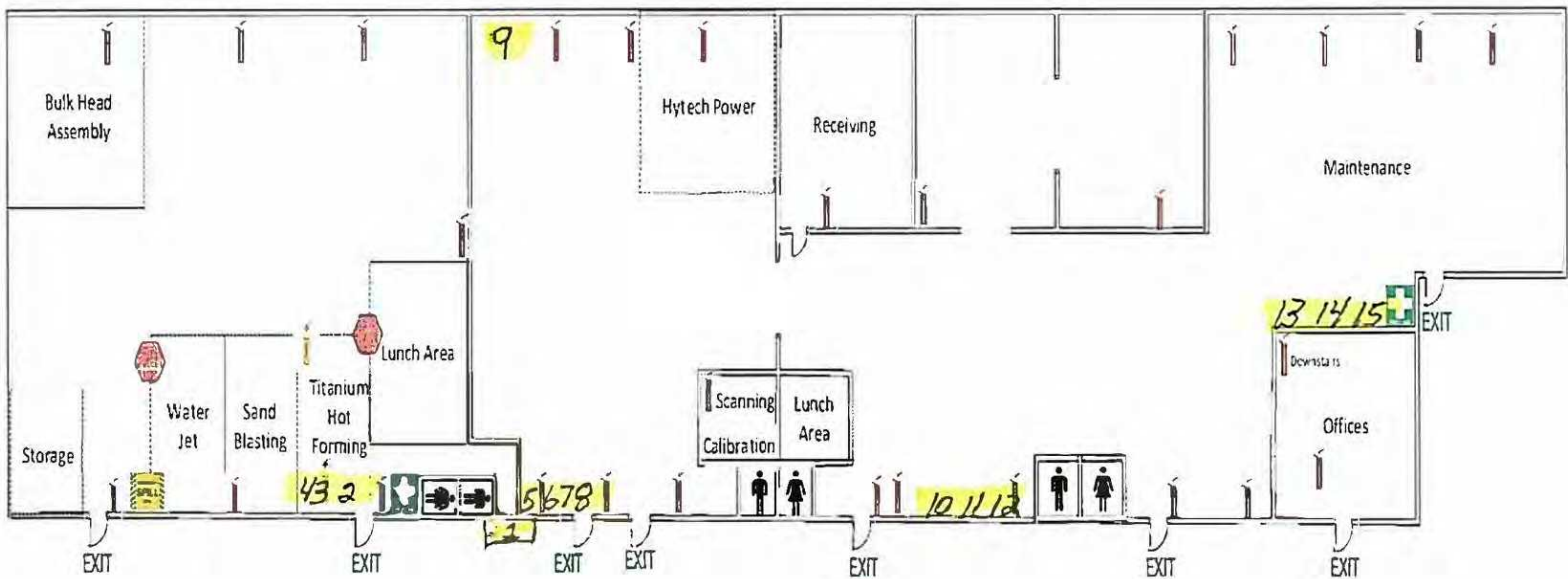
Auburn Plant #3  
1316 W Main Street  
Auburn, WA 98001

## Legend



\*Hazardous waste generated in this building must be placed in the Hazardous Waste accumulation area located in this Building

Updated 2018-08



- |                                    |                   |
|------------------------------------|-------------------|
| 1) 800 AMPS 480V IN COMING 3 PHASE |                   |
| 2) 400A 480V                       | 9) 400A 120 208V  |
| 3) 225A 120V 208V                  | 10) 250A 120 208V |
| 4) 225A 227 480V                   | 11) 225A 277 480V |
| 5) 400A 120 208V                   | 12) 200A 120 208V |
| 6) 400A 277 480V                   | 13) 225A 277 480V |
| 7) 225A 277 480V                   | 14) 200A 120 208V |
| 8) 200A 120 208V                   | 15) 200A 120 208V |