



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



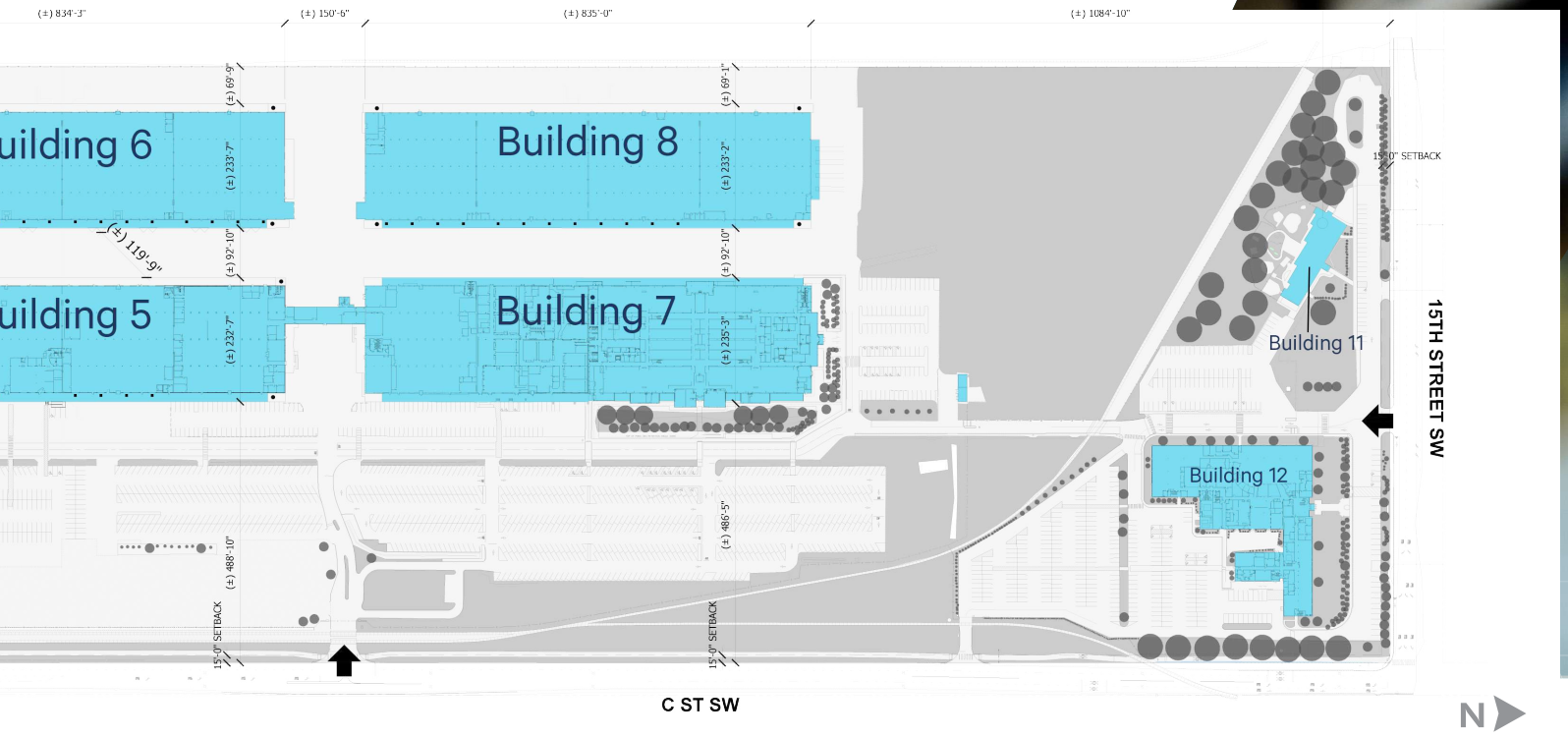
Immediate access to SR-167 and SR-18



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 7/1/2024
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





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A development by:



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