

20TH ST NW

WEST VALLEY HWY N

PIKE ST NW



SOUTHEND MACHINE BUILDING

*A 22,300 Total SF Industrial Building with
Three Available Suites and Demisable Options
for Sale or Lease in Auburn, WA*

1802 PIKE ST NW | AUBURN, WA

22,300 SF
TOTAL FOOTPRINT

\$296
PSF

\$6.6M
SALE PRICE

1,200
AMPS



Southend Machine is a rare 22,300 SF owner/user manufacturing facility, ideally located just seconds from SR-167 in a cul-de-sac-style neighborhood in the heart of Auburn, and only minutes from SR-18 and I-5.

\$6,600,000 Sale Price

PROPERTY INFORMATION

RSF	Total	24,300 SF
	1st Floor	22,300 SF
	2nd Floor Mezzanine	2,000 SF
SF BY SUITE	Suite A	5,106 SF (950 SF Office)
	Suite B	6,044 SF (500 SF Office)
	Suite C	11,150 SF (1,380 SF Office)
YEAR BUILT	1987 / Effective 1999	
OCCUPANCY	Owner/User Ready April 1st, 2026	
LAND AREA	40,775 SF / 0.94 AC	
SITE COVERAGE	54.7%	
PARKING	22 parking stalls & abundant free parking on Pike St NW	
ZONING	M-1 Distribution and Light Manufacturing	
POWER	1,200 Amps 208 Volt Power (Buyer to Verify)	
2025 TAXES	\$47,300.00	
LEASE RATES	Call Broker for rates	

FOR SALE OR LEASE

PROPERTY STRENGTHS

FLEXIBILITY

Southend Machine Warehouse offers flexible leasing options. The building can be divided into three distinct spaces, each with its own office and restrooms. A purchaser has the option to occupy the entire building or a majority of it, while leasing out the remaining one or two spaces for rental income. The spaces are approximately 5,246 SF, 6,044 SF, and 11,150 SF.

LOCATION LOCATION LOCATION

The building is ideally situated on a quiet, low-traffic cul-de-sac, offering excellent access to all major freeways in the valley. It's truly one of the most desirable submarket locations in the entire Kent Valley.

MARKET DYNAMICS

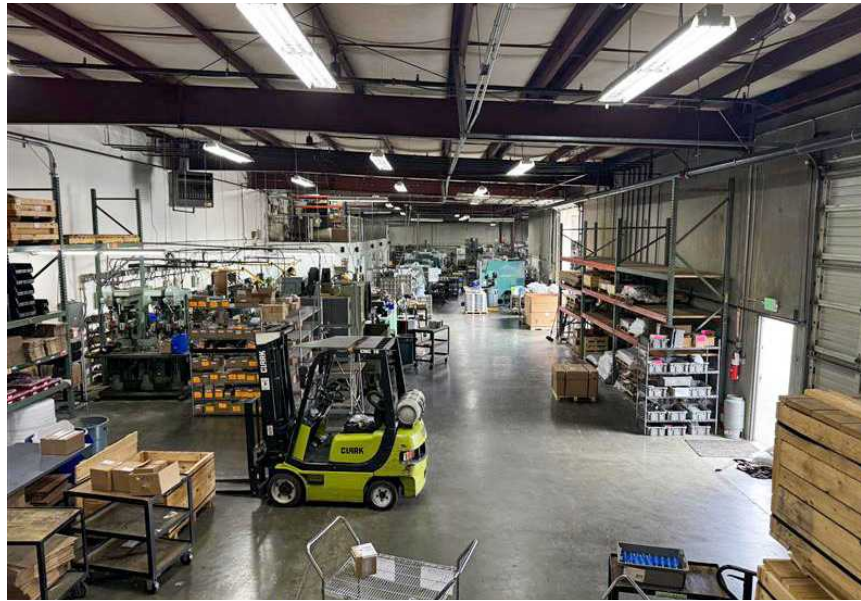
The Kent Valley ranks among the top five industrial investment markets in the country, known for its high barriers to entry, low vacancy rates, and a tenant base that includes many of Corporate America's leading names. Auburn, in particular, has consistently been one of the Puget Sound's best-performing submarkets, thanks to its convenient access to major freeways, the Auburn Airport, and a wide range of nearby retail amenities.

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FOR SALE OR LEASE

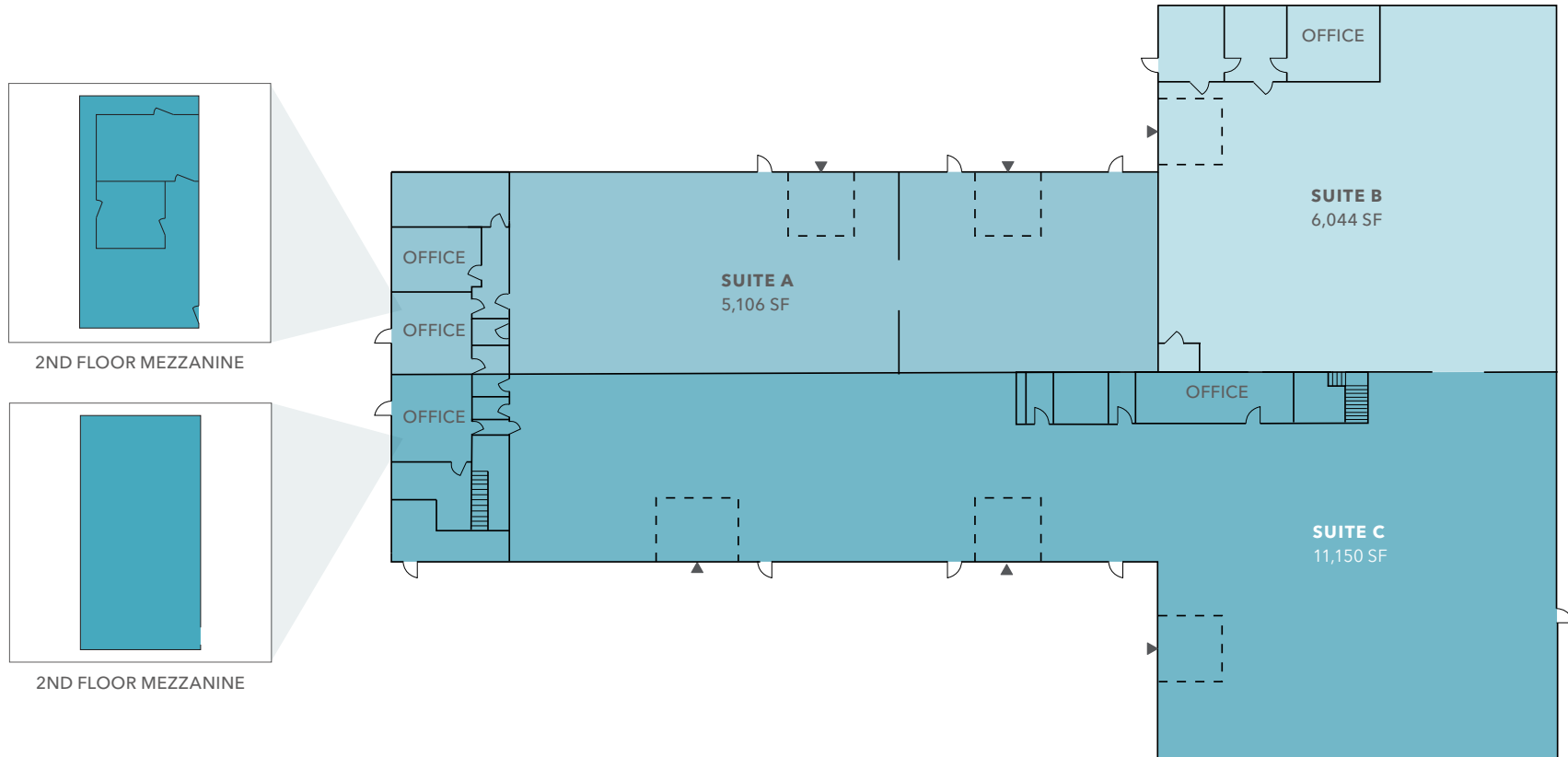


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AVAILABILITIES

Suite	Total SF (Office SF)	Loading
Suite A	5,106 SF (950 SF)	Two 12' x 14' GL
Suite B	6,044 SF (500 SF)	One 12' x 14' GL
Suite C	11,150 SF (1,380 SF)	Two 12' x 14' GL / One 14' x 16' GL
Suites A & B	11,150 SF (1,450 SF)	Three 12' x 14' GL
Suites B & C	17,194 SF (1,880 SF)	Three 12' x 14' GL / One 14' x 16' GL

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SOUTHEND MACHINE BUILDING

Exclusively listed by

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