

**TWO BUILDING FLEX/INDUSTRIAL PROJECT FOR LEASE IN WOODINVILLE  
UP TO ±26,116 SF AVAILABLE WITH ±1.0 ACRE OF SECURED YARD**



14400 NE NORTH WOODINVILLE WAY  
WOODINVILLE, WA

**CBRE**

**FORMER UNIVERSAL SHEET  
METAL BUILDING**





## PROPERTY OVERVIEW

Positioned in the vibrant Woodinville industrial district, 14400 NE North Woodinville Way presents a rare lease opportunity for businesses seeking a versatile and well-located facility with unprecedented exposure. This property spans approximately 3.22 acres and features 26,116 square feet of flex/industrial space, with approximately 1.0 acre of surplus fenced and secured yard area. Its strategic location offers direct access to SR-522 and I-405, ensuring efficient connectivity to Seattle, Bellevue, and the broader Puget Sound region.



# PROJECT INFO

## Project Details

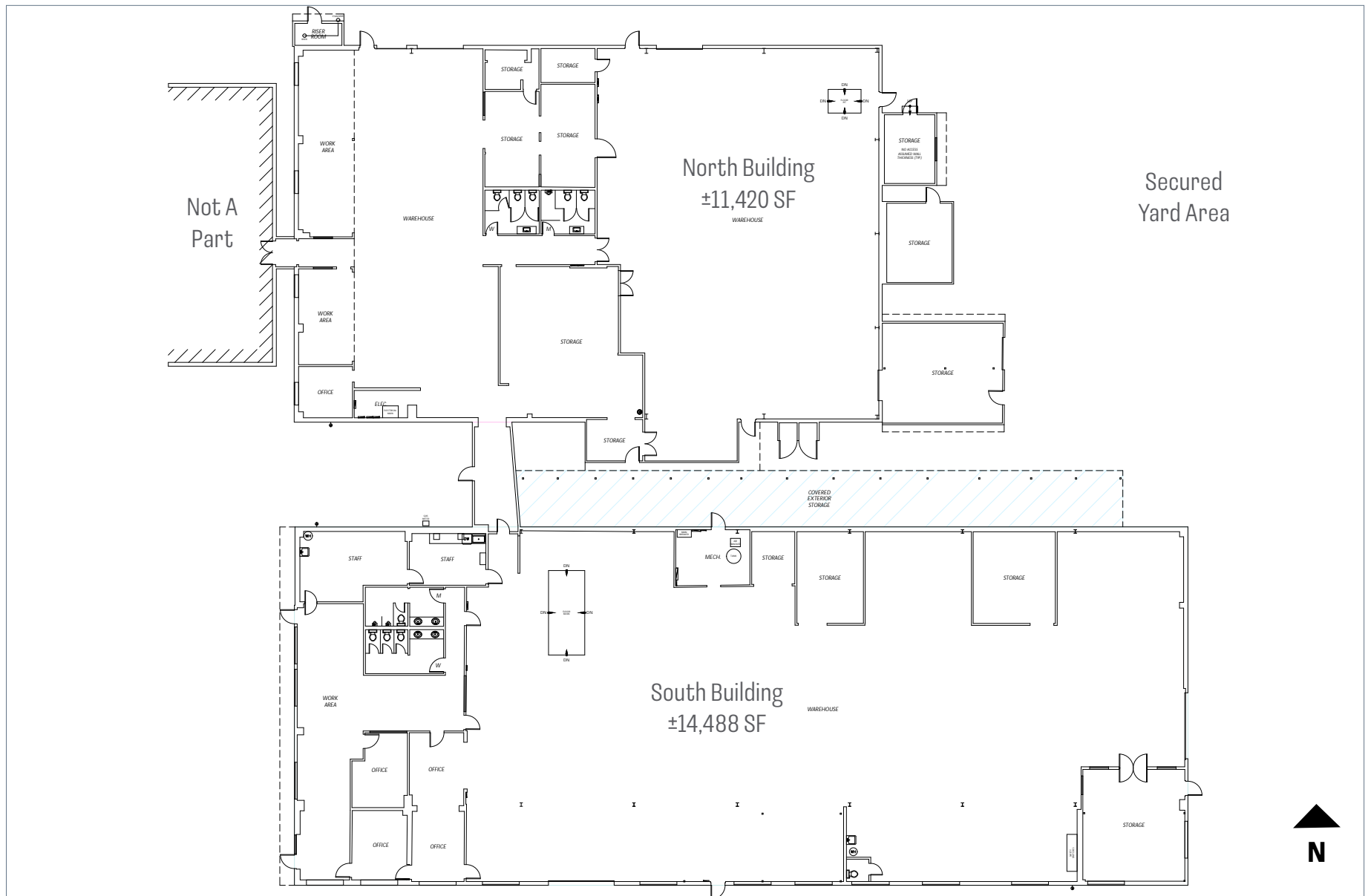
Building Size	North Building: ±11,420 SF South Building: ±14,488 SF Total: ±26,116 SF
Year Built	1979
Site Size	3.22 AC Site includes ±1 AC of Secured Yard
Zoning	Industrial - City of Woodinville
Lease Rates	Buildings: \$1.50/SF/month, NNN Fenced Yard: \$0.25/SF/month, NNN

## Project Features

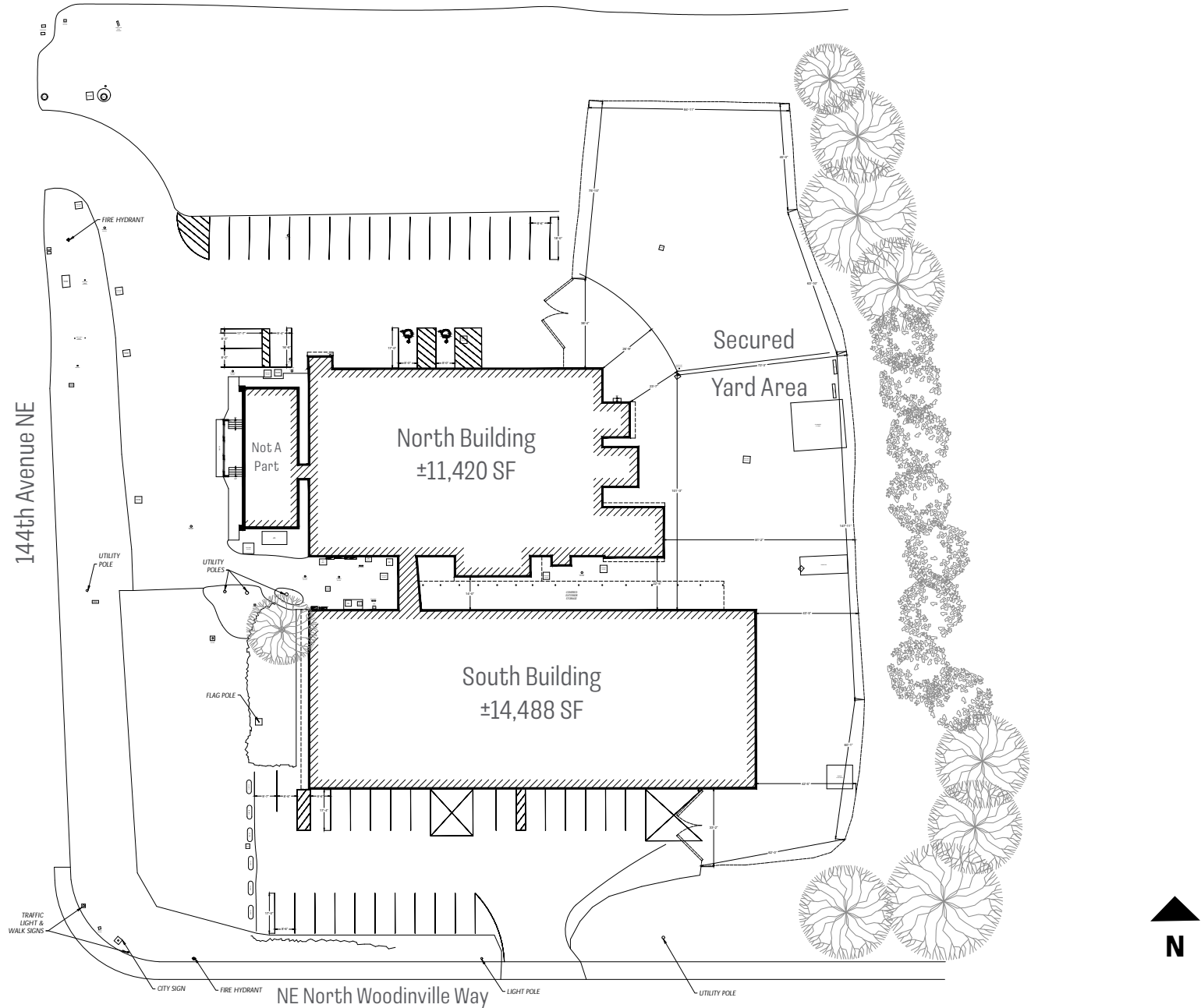
- Excellent visibility and access along NE North Woodinville Way, offering convenient access to SR-522 and I-405.
- Corner lot with unprecedented signage opportunity to NE North Woodinville Way and 144th Ave NE.
- Clear-span interior, allows for adaptation to diverse commercial, industrial or flex uses.
- Flexible zoning to support a variety of uses
- Generous parking and rare opportunity or over an acre of surplus yard area.
- Local responsive Ownership



# BUILDING PLAN - 14400 NE NORTH WOODINVILLE WAY



# SITE PLAN - 14400 NE NORTH WOODINVILLE WAY

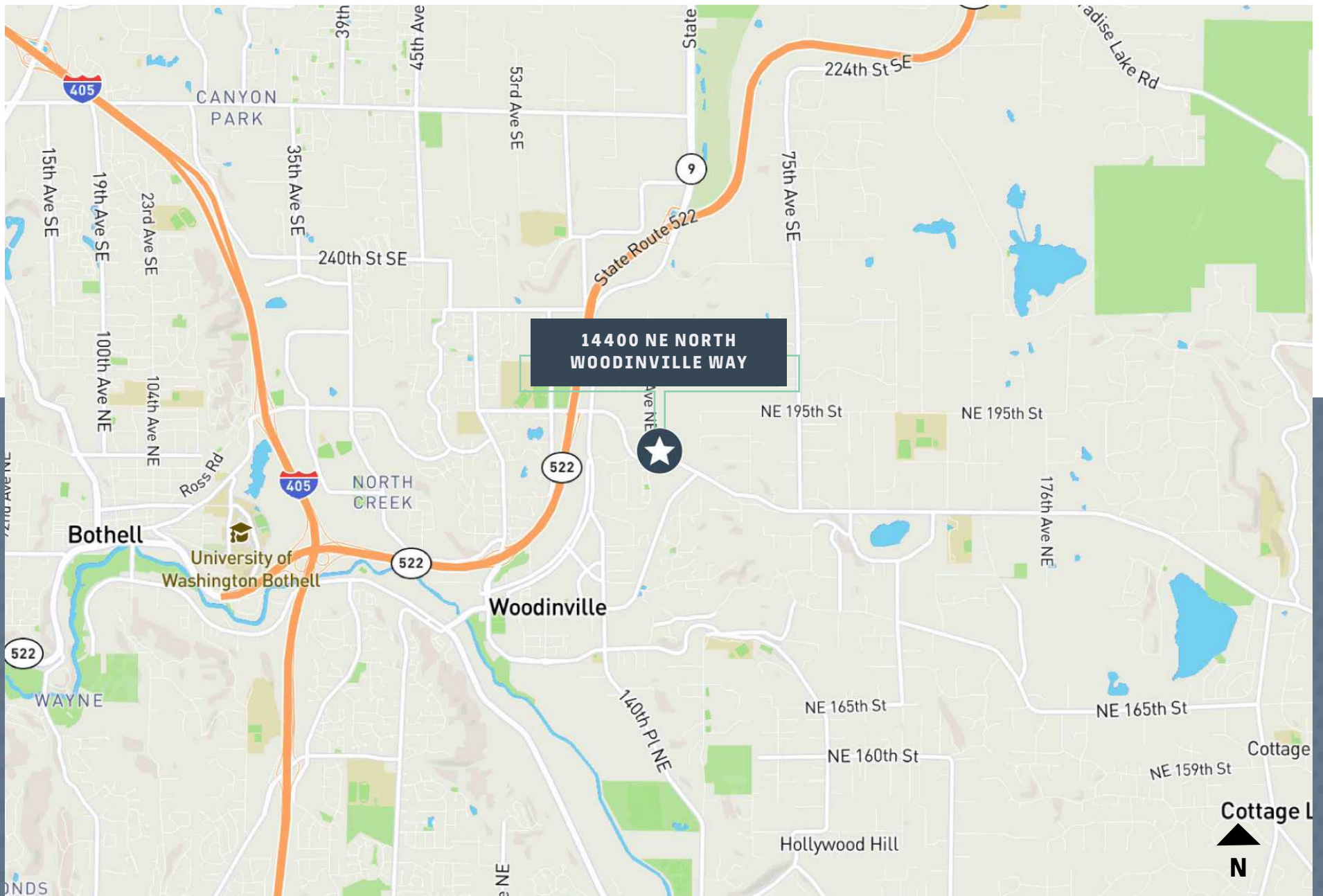




# INTERIOR & EXTERIOR PHOTOS



# AERIAL MAP







14400 NE WOODINVILLE WAY  
WOODINVILLE, WA

# FORMER UNIVERSAL SHEET METAL BUILDING

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