



Northwood Industrial Park - North

14250 NE 193rd Place, Building C, Woodinville, WA

FOR LEASE **FORMER BREWERY**

Warehouse/Manufacturing/ Production Space

- Existing Tenant Improvements Include:
 - Wine/Beer Storage and Production Space
 - 1,280 SF open A/C tasting room/gathering space
 - Tasting room is fully plumbed with bar in place
 - Fully functioning floor drains and holding tanks
 - 20' x 20' cold room/walk-in cooler
 - Inside OH garage doors open/close production space to tasting room
 - Functioning mezzanine plumbed for additional employee/guest area
 - Three (3) restrooms
 - Full set of architectural drawings are available upon request
- Space is also ideal for:
 - Office/Warehouse/Manufacturing/Storage/
Distribution
 - Tasting room can be converted to A/C office
 - Private events space

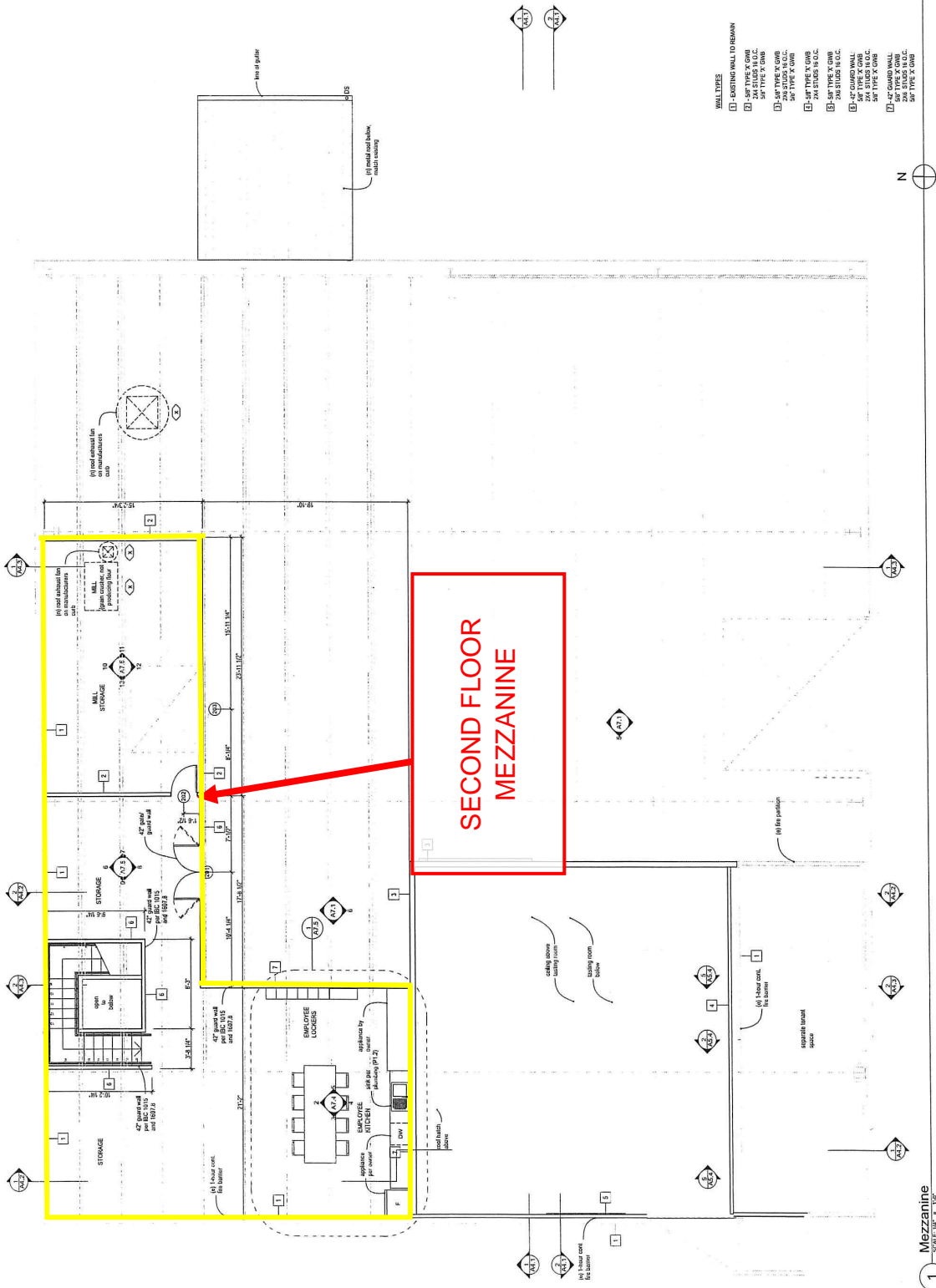
FEATURES

- Bay Size:** 8,658 SF includes:
- 1,642 SF A/C Office/Gathering Space
 - 5,646 SF Warehouse/Manufacturing/Production
 - 1,370 SF Mezzanine
- Power:** 400 Amps - 208V - 3 Phase
- OH Doors:** One (1) GL door 16'x14'
- Height:** 20 ft. Eave
- Fire Protection:** Sprinklers
- Access:** Near SR522 at 195th Street
- Lease Rate:**
- | | |
|-------------|------------------|
| Office - | \$1.85/SF/Mo/NNN |
| Warehouse - | \$1.45/SF/Mo/NNN |
| Mezzanine - | \$0.70/SF/Mo/NNN |
| NNN - | \$0.32/SF/Mo |

Contact Exclusive Agent



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**SECOND FLOOR
MEZZANINE**

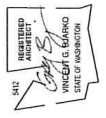
- WALL TYPES**
- 1 - EXISTING WALL TO REMAIN
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1 Mezzanine
SCALE: 1/8" = 1'-0"

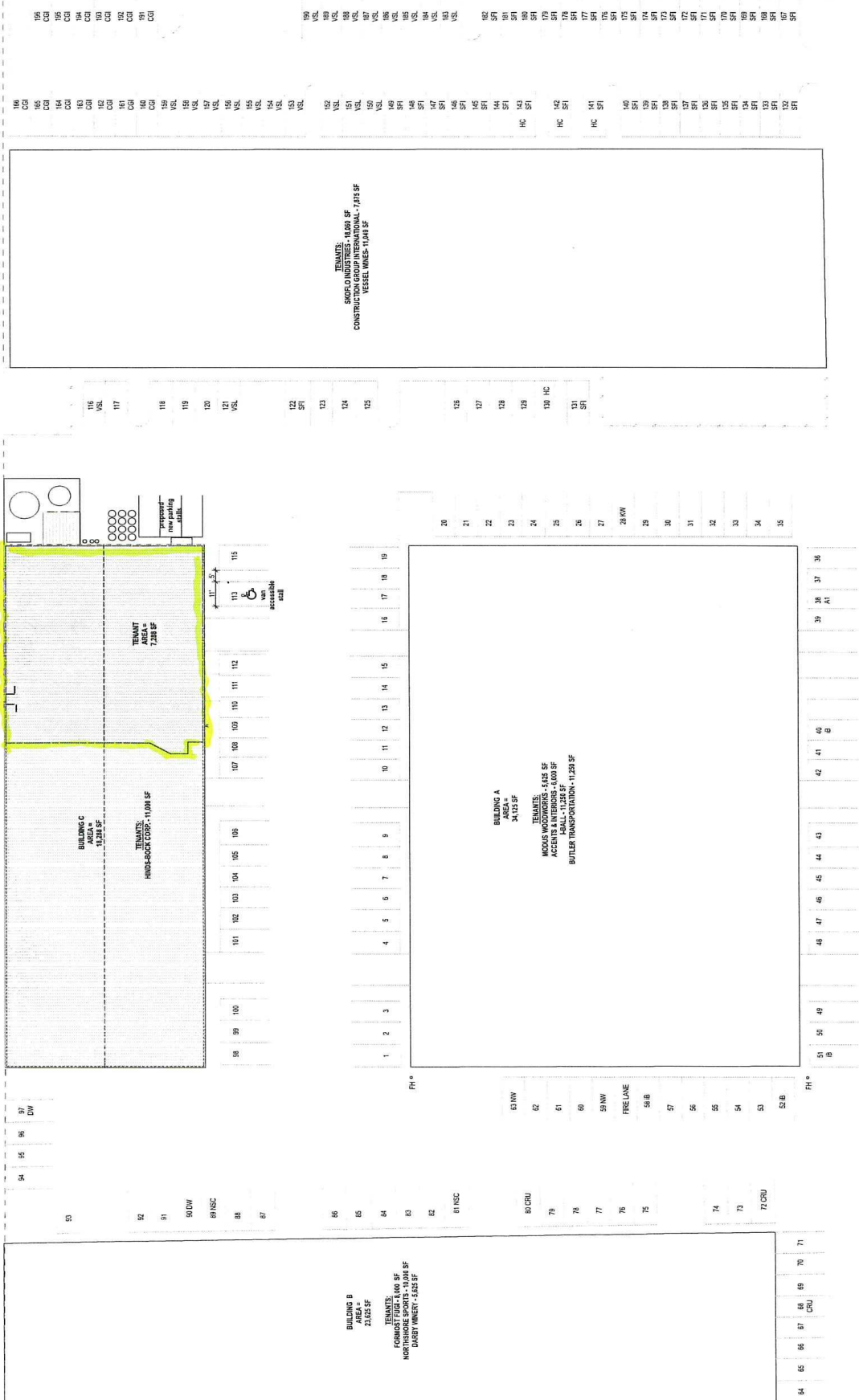
PER IBC 2015 TABLE 103.1.4.03 MINIMUM OFF-STREET PARKING REQUIREMENTS BY USE:
 OFFICE BUILDING: 1.5 SPACES PER 1,000 SF OF GROSS FLOOR AREA
 TOTAL PARKING STALLS REQUIRED: 21 PARKING STALLS PLUS ONE ADDITIONAL PARKING SPACE PER 1,000 SF OF GROSS FLOOR AREA
 BUILDING C CURRENTLY HAS 11 PARKING STALLS PLUS ONE ADDITIONAL PARKING SPACE PER 1,000 SF OF GROSS FLOOR AREA
 THEREFORE, AN ADDITIONAL 10 PARKING STALLS ARE REQUIRED TO BE PROVIDED BY THE OWNER TO COMPLY WITH THE IBC 2015 TABLE 103.1.4.03 REQUIREMENTS.

PER IBC 2015 TABLE 103.1.4.03.2 CALCULATION BASED ON USABLE GROSS SQUARE FOOTAGE OF EACH AREA EXCLUSIVE OF NON-OCCUPABLE AREAS, NON-OCCUPABLE AREAS INCLUDE, BUT ARE NOT LIMITED TO, BUILDING MAINTENANCE AREAS, STORAGE AREAS, CLOSETS, STAIRS, ELEVATORS, HALLWAYS OR RESTROOMS.

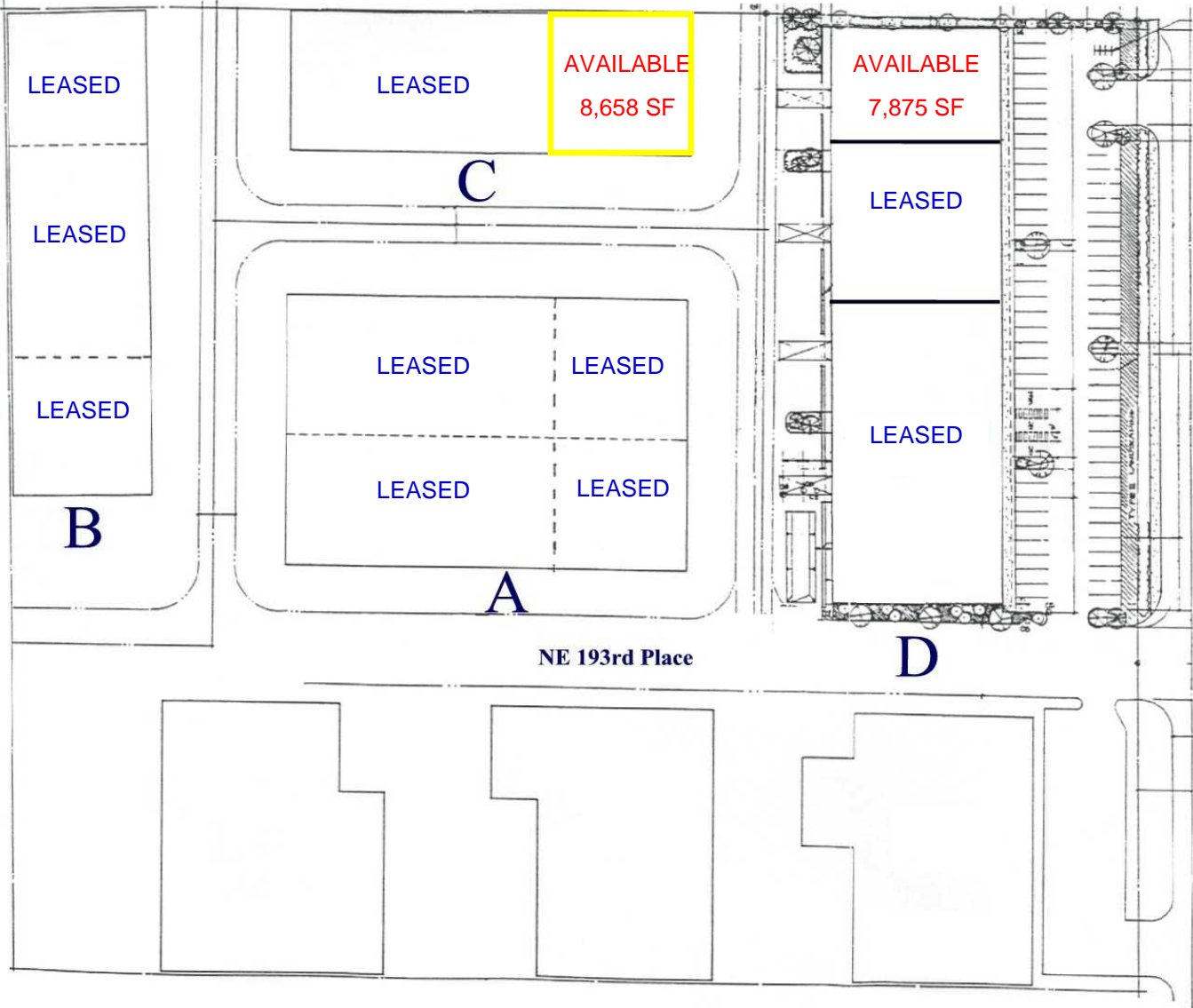
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 14330 NE 100th Pl
 Building #C
 Woodinville, WA 98072



Northwood Industrial Park - North



144th Ave. N.E.

NE 193rd Place

