

For Sale or Lease

MT. SI INDUSTRIAL CENTER

±350,000 SF Industrial Development in North Bend with Q1 2027 Delivery

1307 NW 8TH ST, NORTH BEND, WA 98045

EXCLUSIVELY LISTED BY



Drive times

24 MIN

BELLEVUE CBD

28 MIN

DOWNTOWN REDMOND

30 MIN

SEATTLE CBD

BUILDING C
108,322 SF

BUILDING B
119,476 SF

BUILDING A
94,975 SF

27,440+ VPD

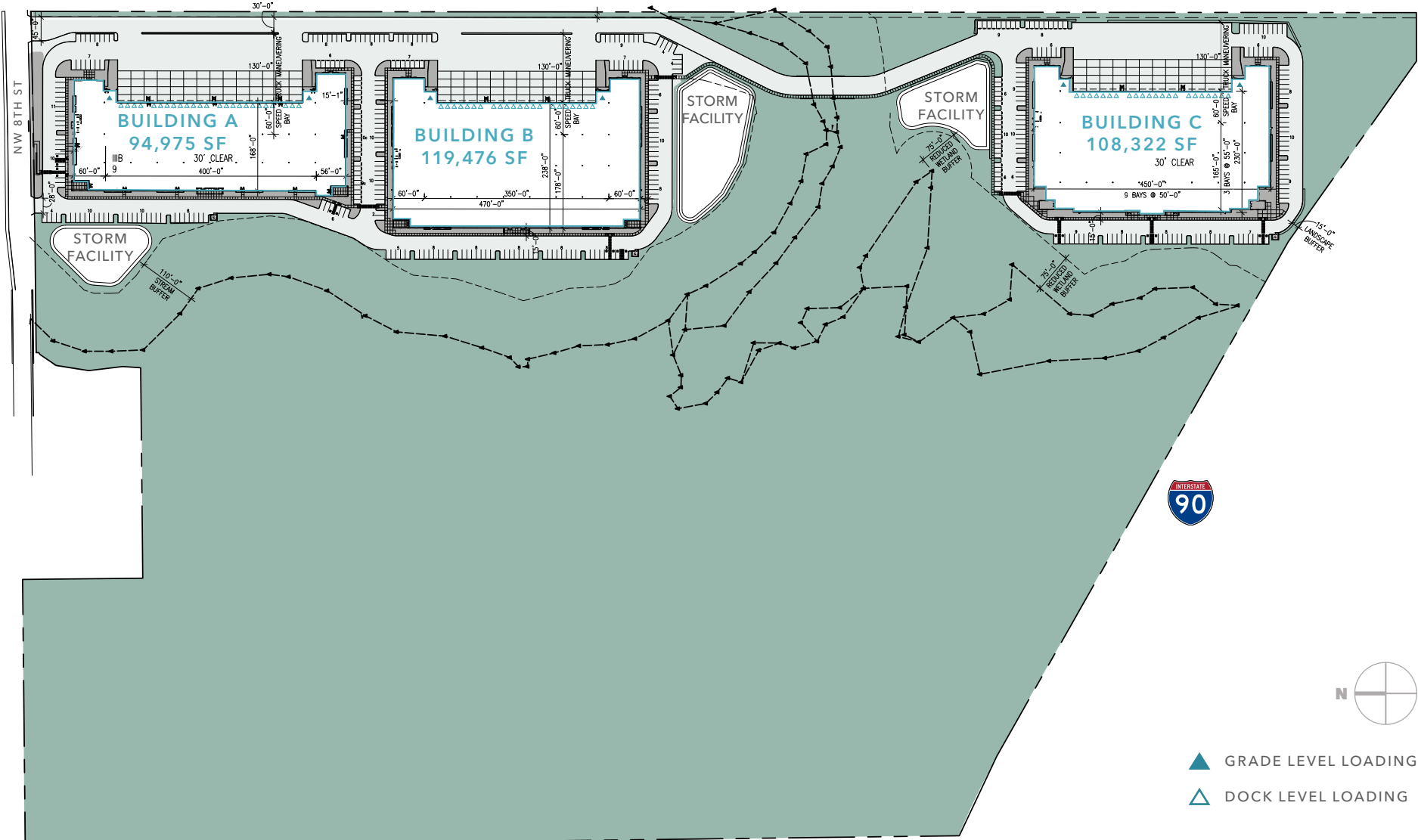
Located in a park-like setting near year-round outdoor activities, this new development will offer best-in-class product with I-90 frontage and signage potential to an underserved, emerging market.

OFFERING	Sale or lease
TOTAL BUILDING SF	±350,000
BUILDINGS	3
CLEAR HEIGHT	32'
LOADING	Grade and dock
TRUCK COURT	130' dedicated truck court
PARKING STALLS	418
PARCEL NUMBERS	082308-9001, 082308-9004, 092308-9027
PRICING	Contact agents

350K SF
AVAILABLE

Q1 2027
DELIVERY

SITE PLAN



MT. SI INDUSTRIAL CENTER

MT. SI

TANNER

RIVERBEND

Middle Fork Snoqualmie River

SI VIEW PARK

RIVERFRONT PARK

DOWNTOWN NORTH BEND

N BEND BLVD N

EXIT 31

NORTH BEND PREMIUM OUTLETS
A SHOP CENTER

Nintendo
North American
Distribution Center

90

202

W NORTH BEND WAY

South Fork Snoqualmie River


EXIT 31

BUILDING C

BUILDING B

BUILDING A

NW 8TH ST

 **27,440+ VEHICLES**
Average Daily Traffic



AVAILABLE FOR SALE OR LEASE

CBRE ■ KIDDER MATHEWS

MT. SI INDUSTRIAL CENTER



Developed by

 PANATTONI®

Exclusively listed by

ZACH VALL-SPINOSA
Kidder Mathews
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CBRE

 **Kidder
Mathews**