



MALTBY COMMERCE CENTER *BUILDING B*

*±55,572 SF Industrial
Space Available for Lease*

21301 87TH AVE SE, BLDG. B
WOODINVILLE, WA

Available Q1 2026

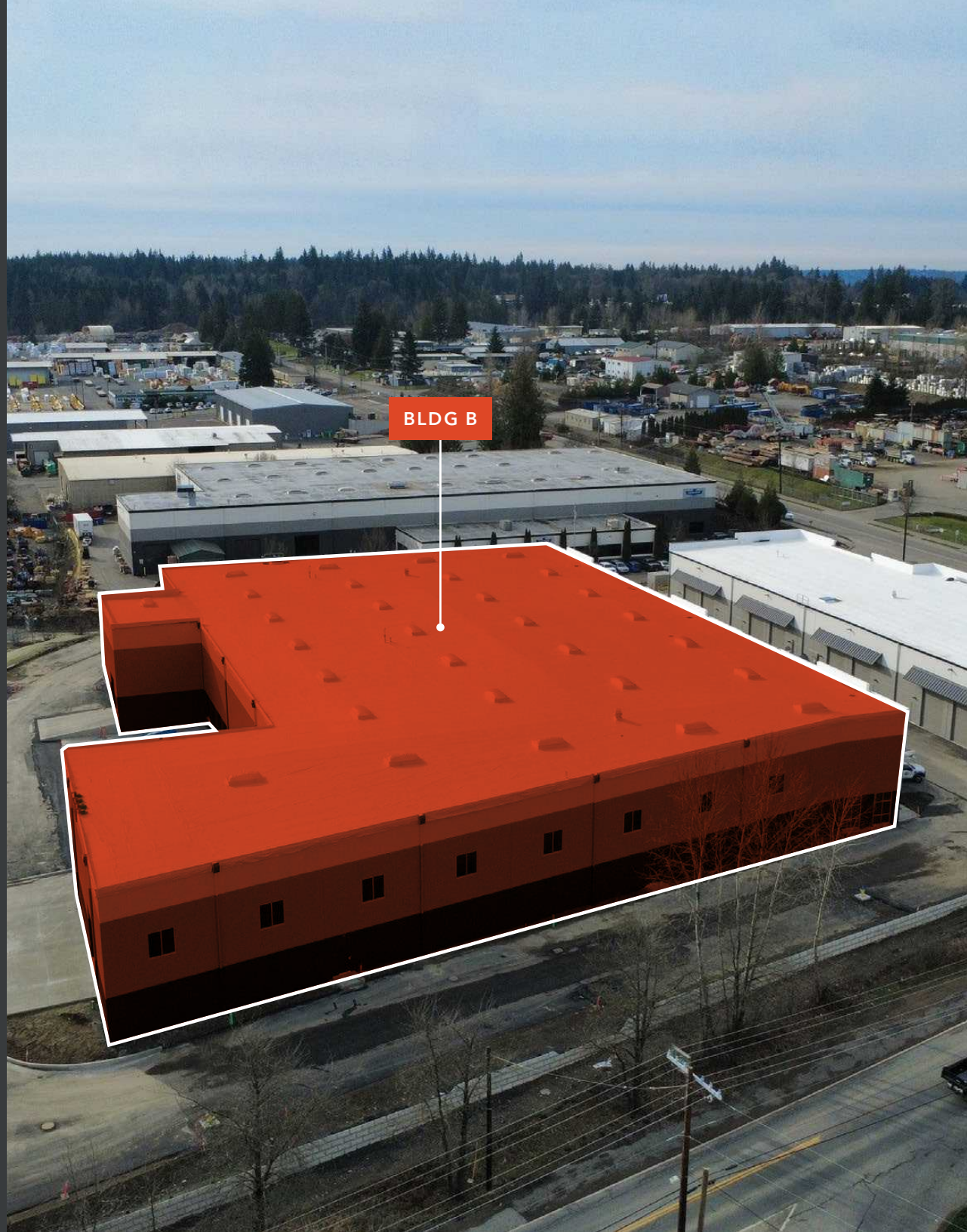
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KIDDER.COM



PROPERTY HIGHLIGHTS

55,572 SF divisible to 27,334 SF

Corner site near future interchange intersection of 87th Ave SE & Maltby Road (SR 524)

Excellent onsite parking—
1.7 stalls/1000 SF

Easy access to Hwy 522 and only six miles to I-405

Zoned Light Industrial Snohomish County, which also allows retail uses

Up to 1600 Amp of 480v power

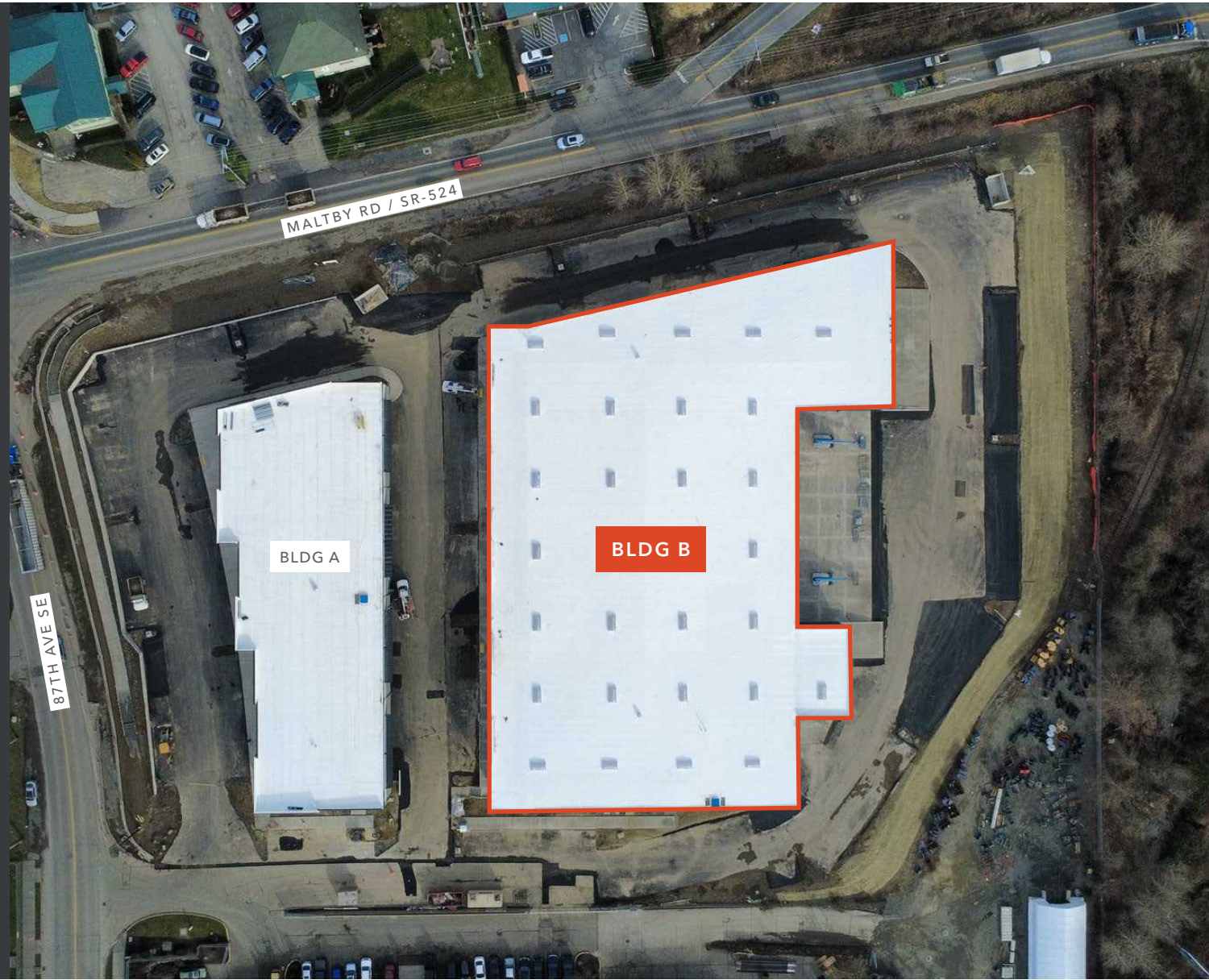
Occupancy as early as Q1 2026

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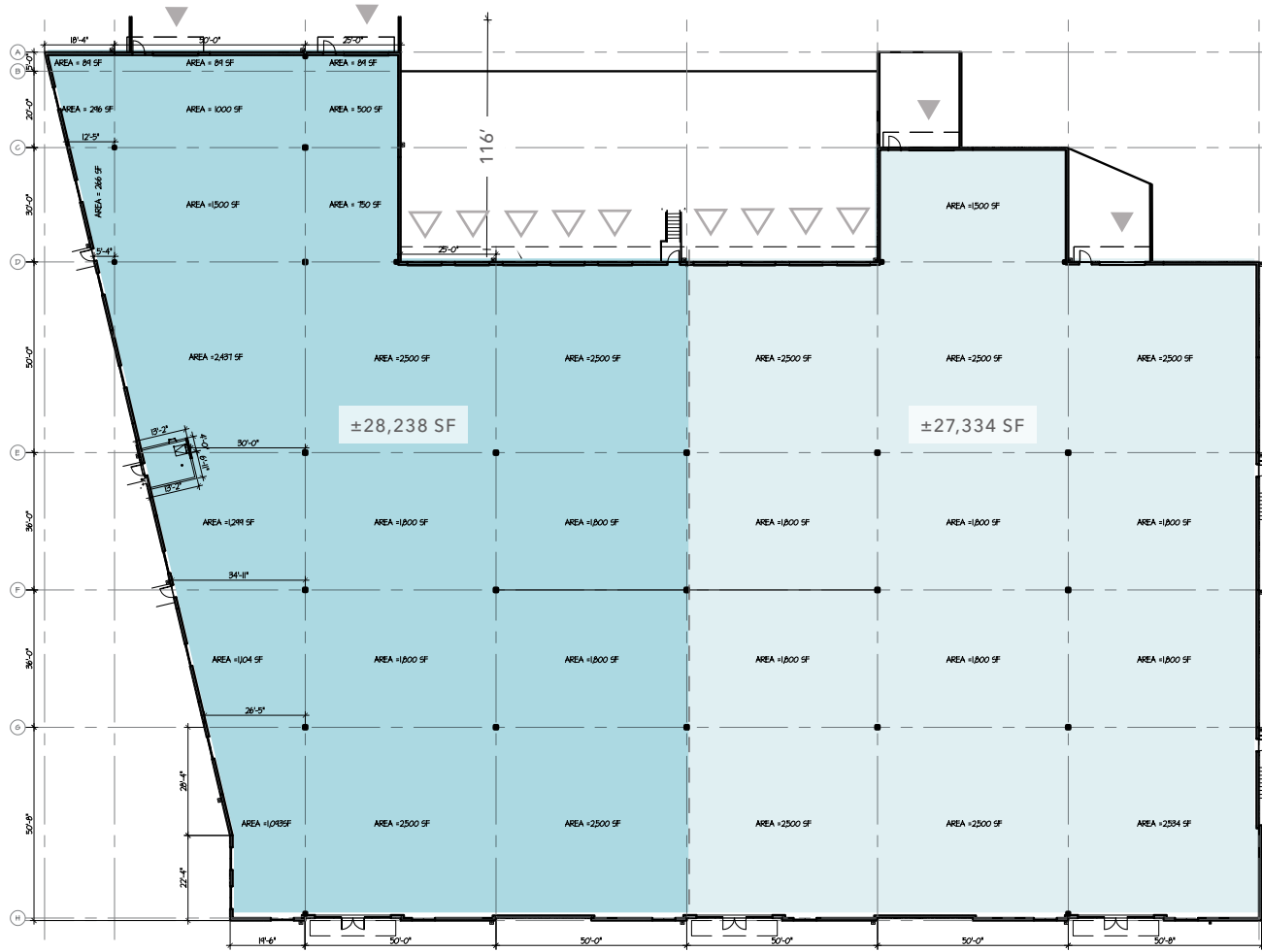
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AREA CALCULATIONS



55,572 SF

DIVISIBLE TO 27,334 SF

9

DOCK-HIGH LOADING

4

GRADE-LEVEL LOADING

116'

DISTANCE FROM LOADING
TO PARKINGSTALLS

30'

CEILING HEIGHT

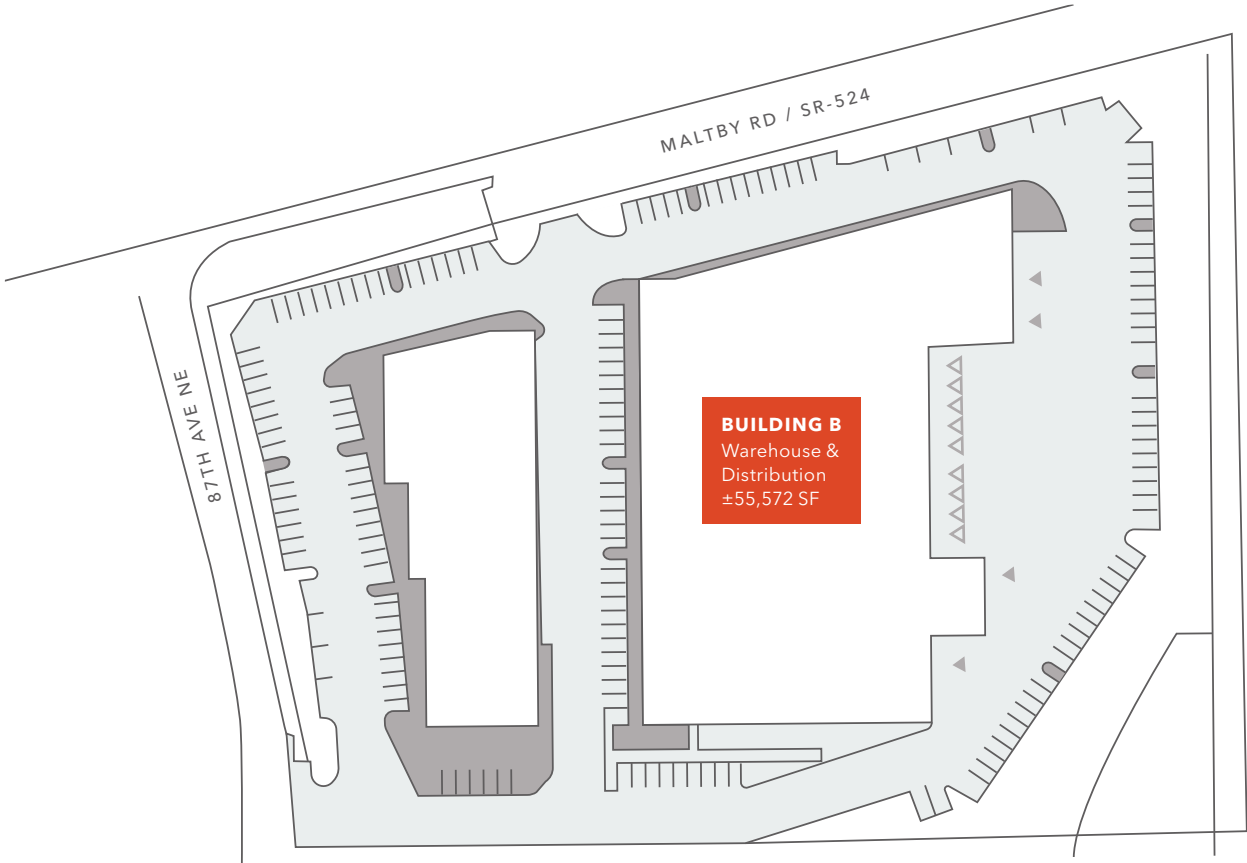
▲ Grade-level loading

△ Dock-high loading



Up to 1600 AMP of
480V 3-phase power

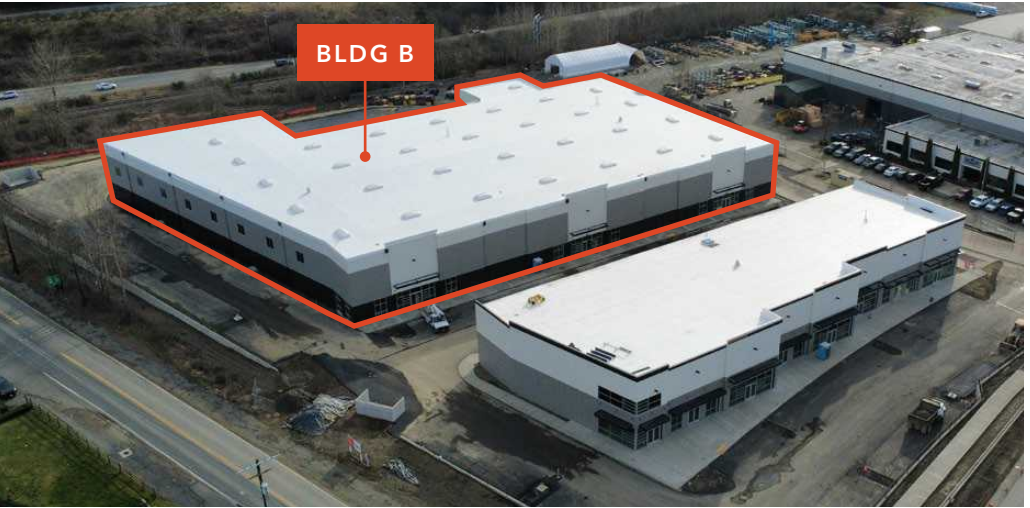
SITE PLAN



- ▲ Grade-level loading
- △ Dock-high loading



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5.3 MILES

TO WOODINVILLE

11.9 MILES

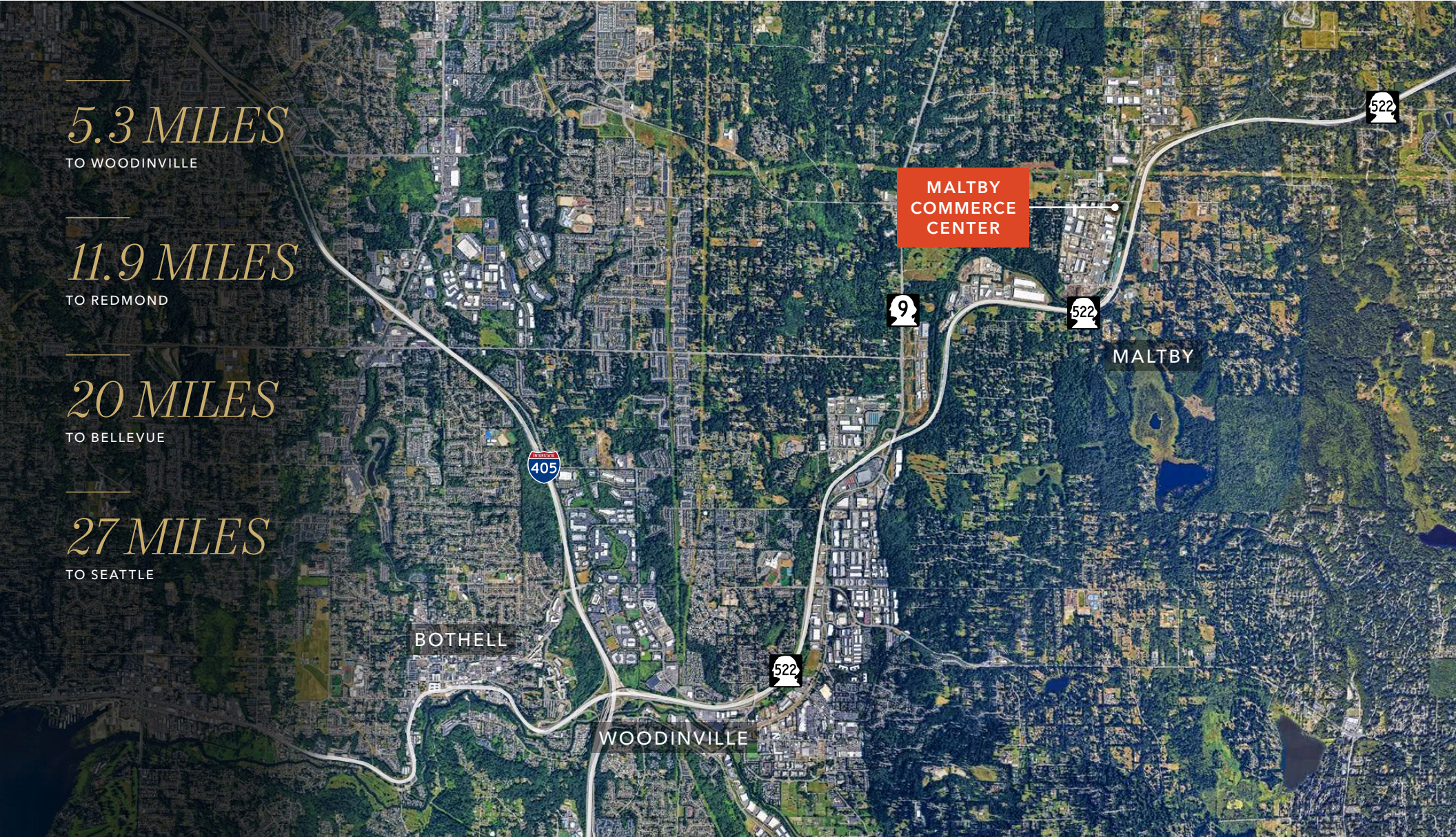
TO REDMOND

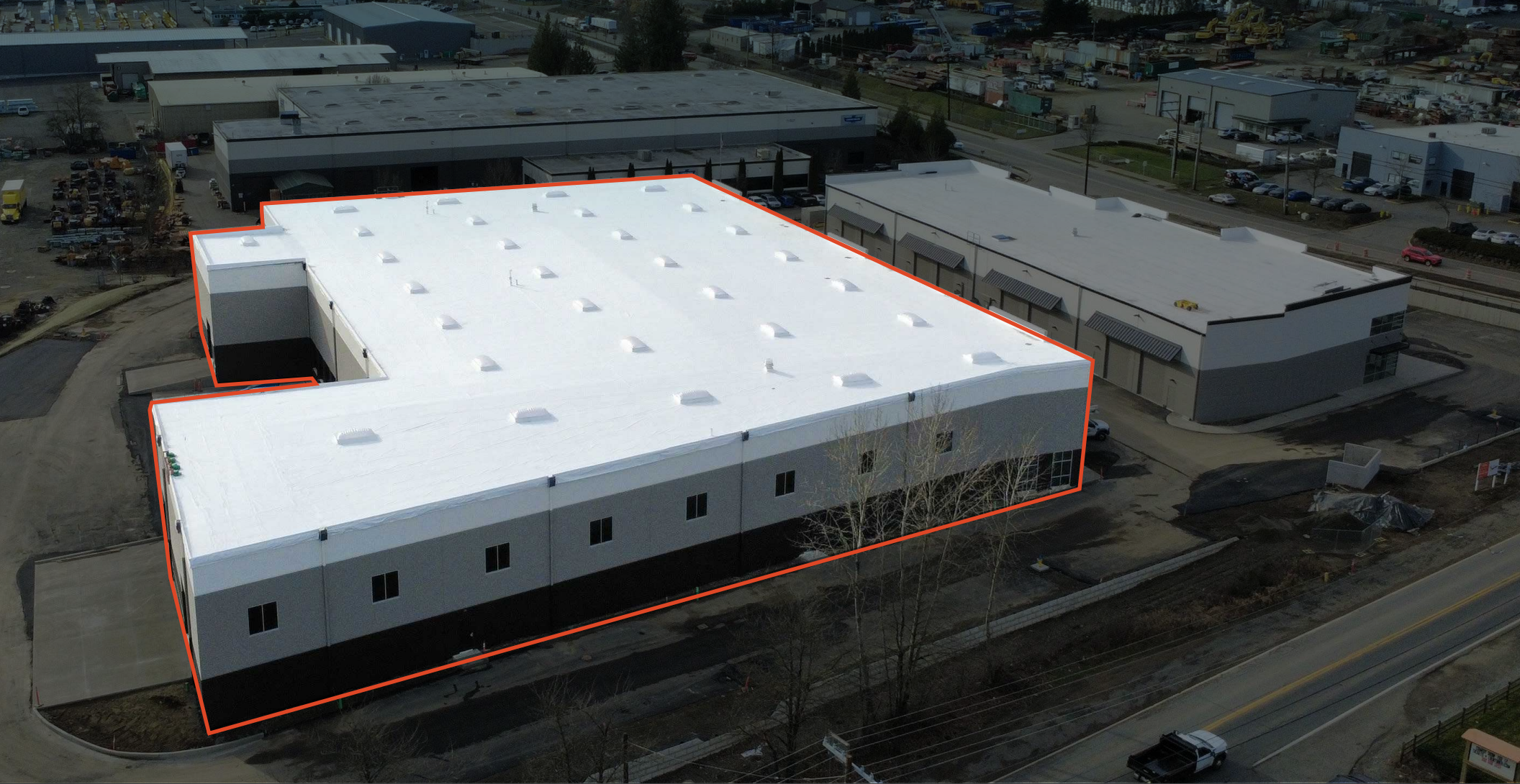
20 MILES

TO BELLEVUE

27 MILES

TO SEATTLE





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*For more information about
this property, please contact*

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