

For Sale or Lease

MT. SI INDUSTRIAL CENTER

±326,000 SF Industrial Development in North Bend with Q2 2027 Delivery

1307 NW 8TH ST, NORTH BEND, WA 98045

EXCLUSIVELY LISTED BY

 PANATTONI®

CBRE

 **Kidder
Mathews**

MT. SI INDUSTRIAL CENTER

Drive times

24 MIN

BELLEVUE CBD

28 MIN

DOWNTOWN REDMOND

30 MIN

SEATTLE CBD



BUILDING A
96,575 SF

BUILDING B
120,944 SF

BUILDING C
109,319 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 FOOTPRINT SF	326,838 SF
BUILDINGS	3
CLEAR HEIGHT	30'
LOADING	Grade and dock
TRUCK COURT	130' dedicated truck court
PARKING STALLS	418
IMPROVED ACCESS	New Access road in front of Nintendo directly to retail amenities.
PRICING	Contact agents

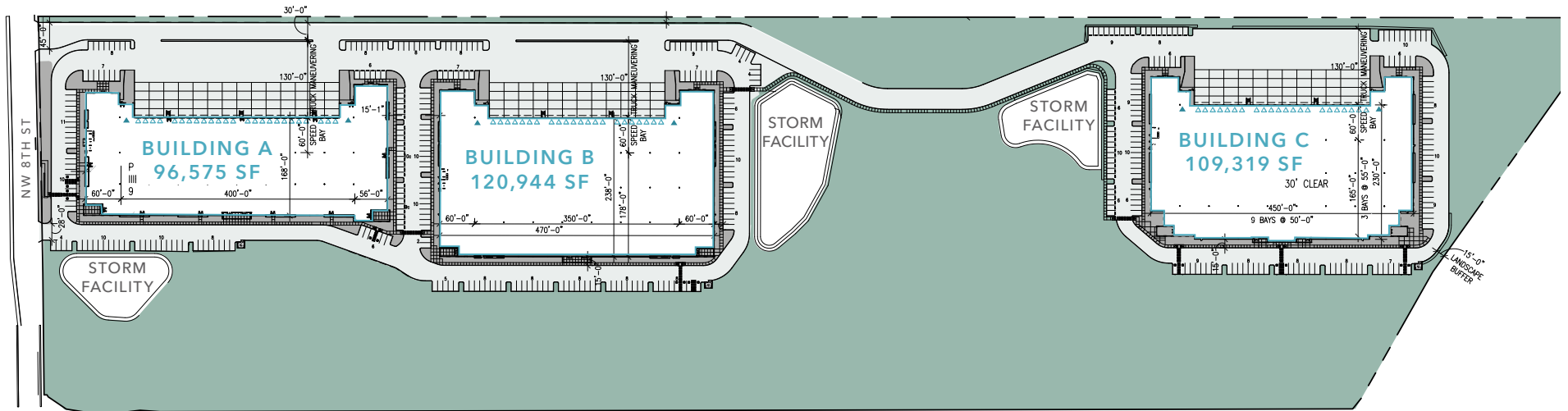
326+K SF

AVAILABLE

Q2 2027

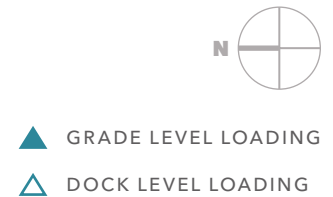
DELIVERY

SITE PLAN



	Footprint/ BTS Office SF	Dock High Doors (DH)	Grade Level Doors (DL)	Power
BUILDING A*	96,575	25	2	3,000 Amps of 480V
BUILDING B*	120,944	22	2	3,000 Amps of 480V
BUILDING C*	109,319	22	2	3,000 Amps of 480V

*Additional power service available.



MT. SI INDUSTRIAL CENTER

MT. SI

TANNER

RIVERBEND

Middle Fork Snoqualmie River

SI VIEW PARK

RIVERFRONT PARK

DOWNTOWN NORTH BEND

EXIT 31

NORTH BEND PREMIUM OUTLETS
A SEBON CENTER

Nintendo
North American Distribution Center

FUTURE BYPASS ACCESS ROAD

202

W NORTH BEND WAY
SOUTH FORK AVE
SOUTH FORK BYPASS ROAD

South Fork Snoqualmie River

N BEND BLVD N

90

EXIT 31

NW 8TH ST

BUILDING A

BUILDING B

BUILDING C

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



MT. SI INDUSTRIAL CENTER



Developed by

 PANATTONI®

Exclusively listed by

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