



# Woodinville Corporate Park

15300–15500 & 16240–16750 Woodinville-Redmond Rd

Space Available  
For Lease Within a  
928,000 SF Class-A  
Industrial Park



SCAN TO VIEW WEBSITE

[woodinvillecorporatepark.com](http://woodinvillecorporatepark.com)

 **Kidder  
Mathews**



12 State-of-the-Art,  
Freestanding, Dock-High,  
Class-A Industrial Buildings in  
Woodinville's Premier Location

**928,000 SF**

Total Size of Park



Loading door  
ratio: 1 door per  
3,067 SF



24' clear height



Excellent  
truck courts



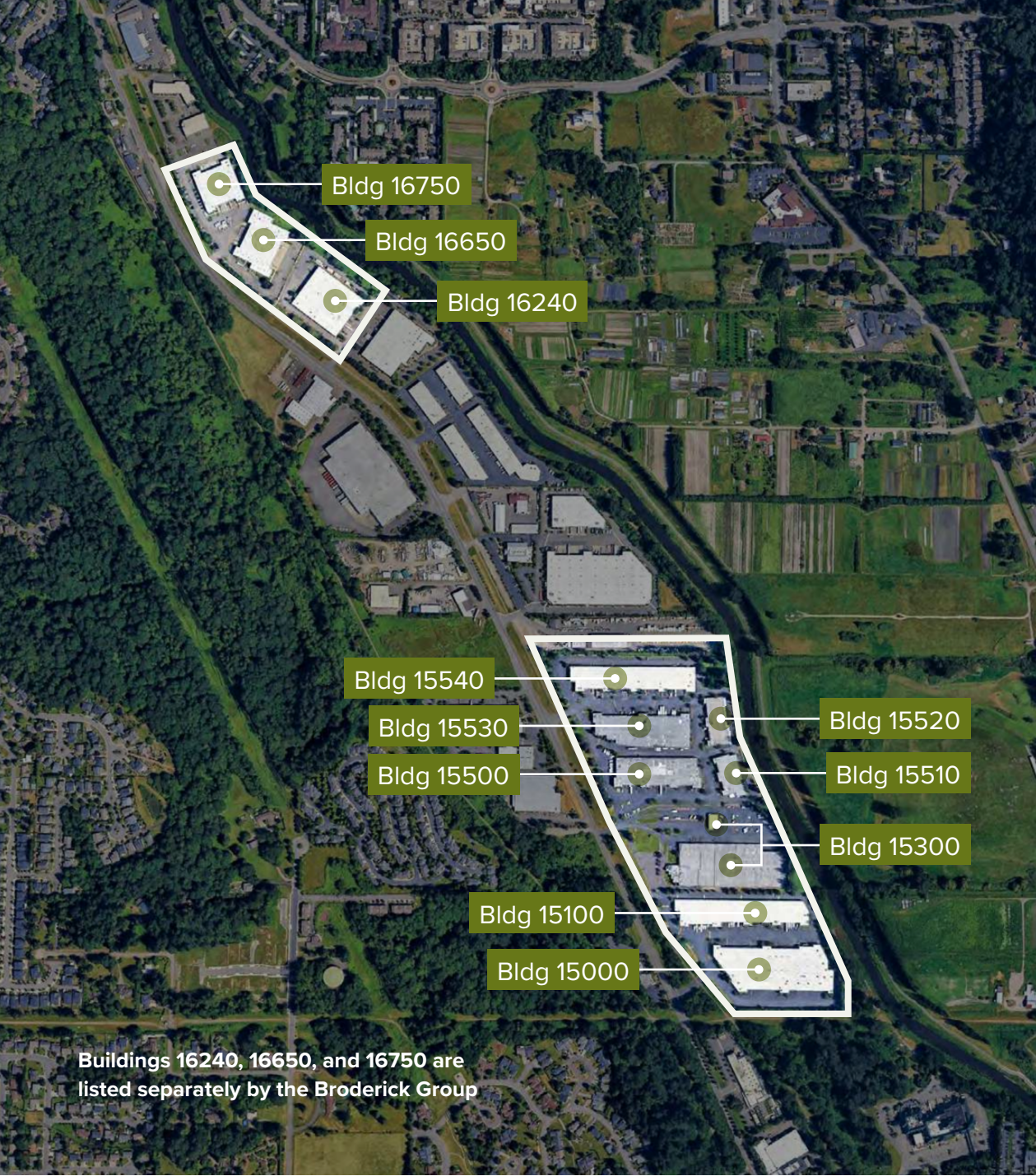
Parking ratio:  
1.35 stalls per  
1,000 SF



# Highlights

## Best-in-class industrial on the Eastside

- Easy access to SR-522 & I-405
- Situated close to downtown Woodinville amenities
- Market leading functionality: true 24' clear, dock + grade loading, with excellent truck courts

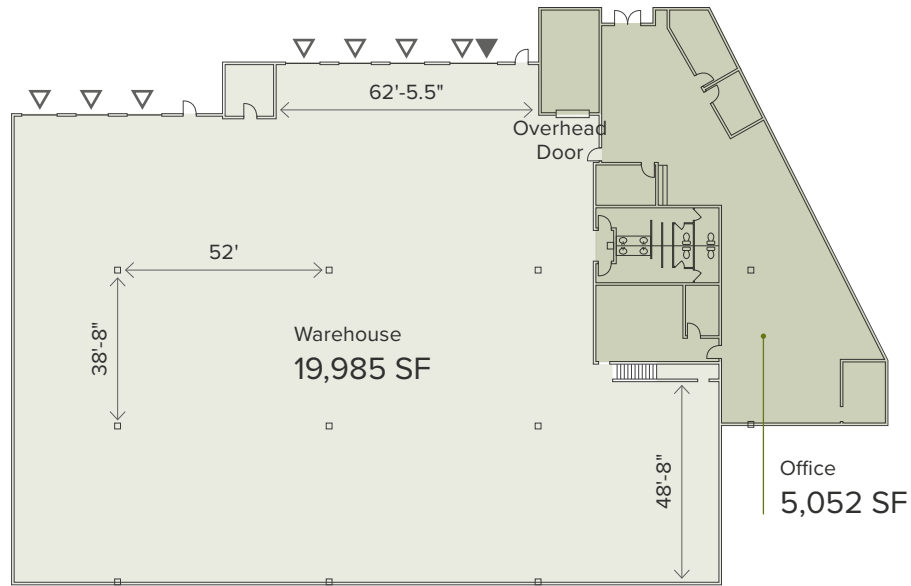


Buildings 16240, 16650, and 16750 are listed separately by the Broderick Group

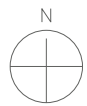
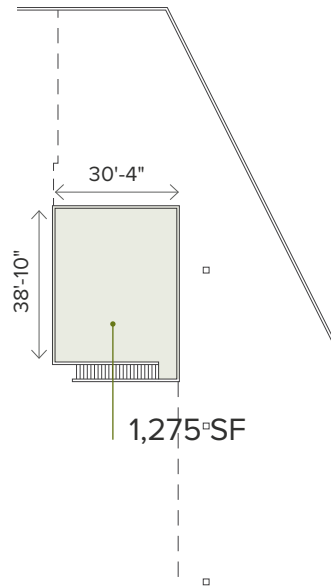


# Building 15000 Suite 900

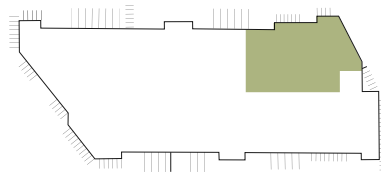
## First Floor



## Mezzanine



- Office
- Warehouse
- Dock-High Loading
- Grade-Level Loading



Available Now  
Call for Rates

### Planned improvements

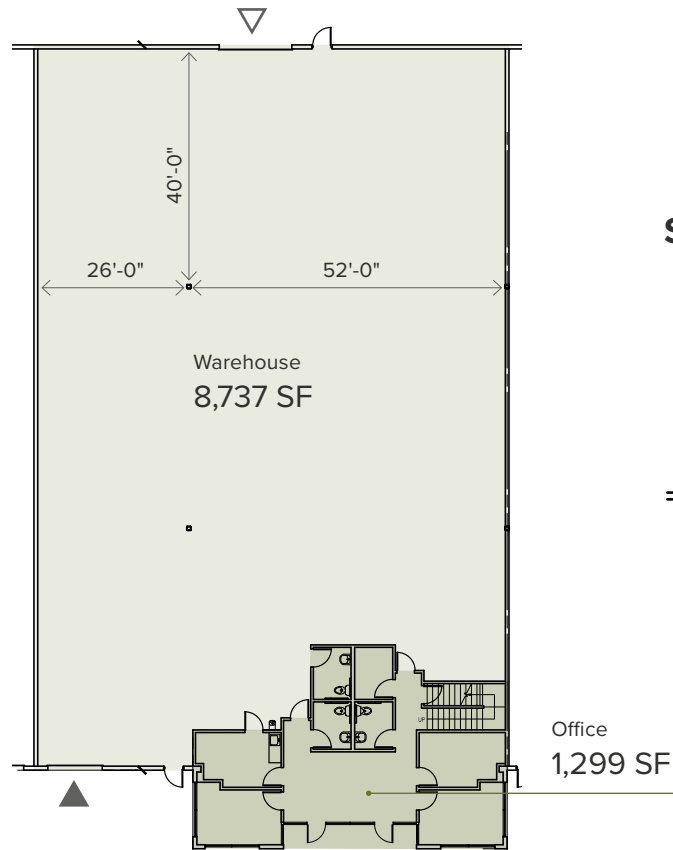
- New carpet
- New paint
- New LED lighting
- New ceiling tiles
- 24' clear height
- 7 dock high / 1 grade level
- 200 amps, 480V, 3-phase power

First-Floor Office	5,052 SF
Second-Floor Mezz.	1,275 SF
Warehouse	19,985 SF
<b>Total Space</b>	<b>26,312 SF</b>

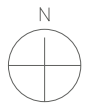
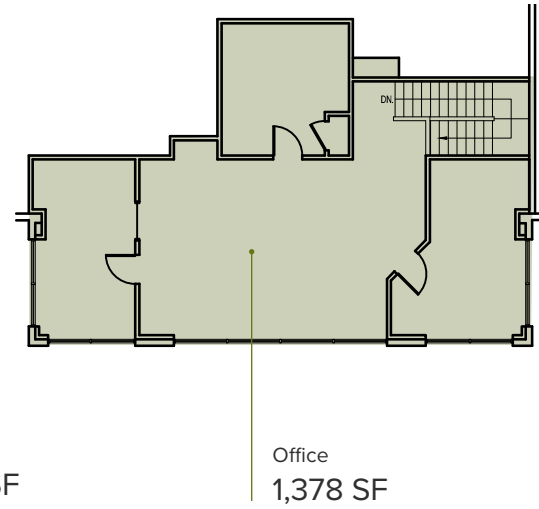


# Building 15100 Suite 600

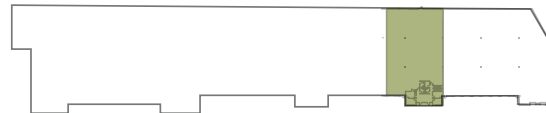
## First Floor



## Second Floor Office



- Office
- Warehouse
- Dock-High Loading
- Grade-Level Loading



Available Now  
Call for Rates

### Features

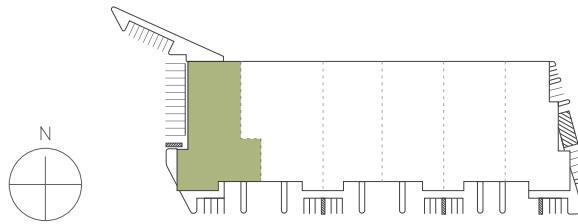
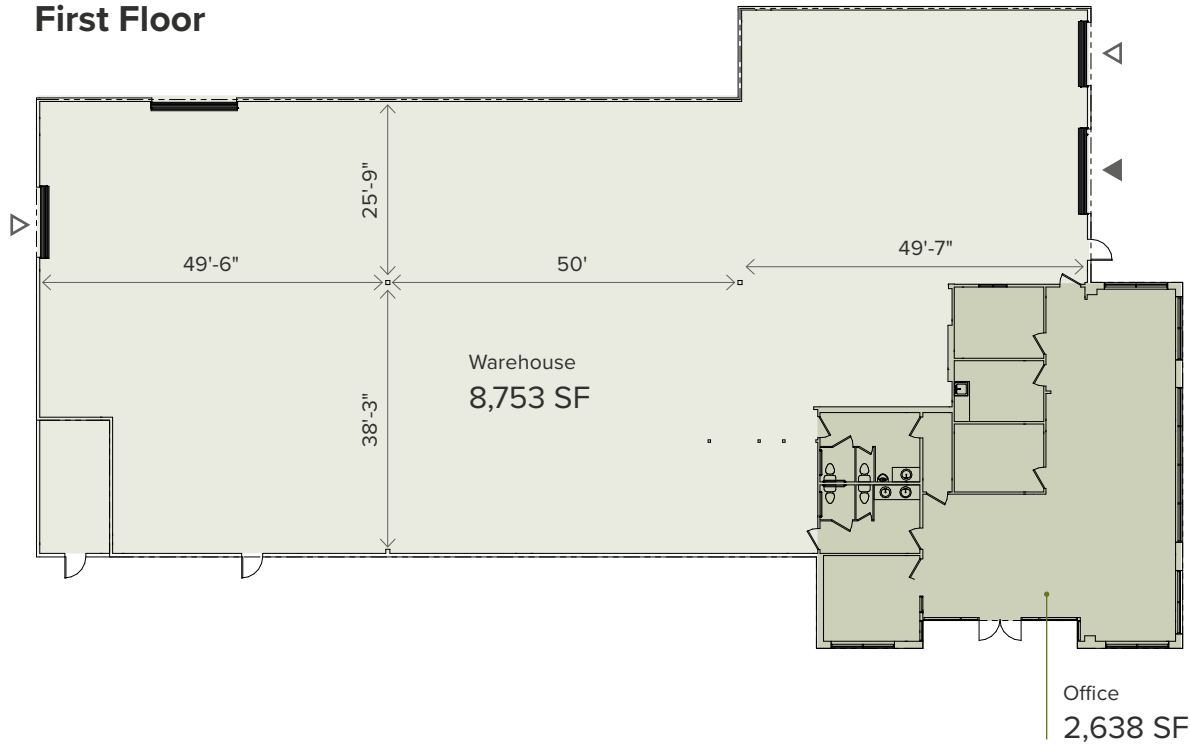
- New carpet
- New paint
- New LED lighting
- 24' clear height
- 1 dock high / 1 grade level

First-Floor Office	1,299 SF
Second-Floor Office	1,378 SF
Warehouse	8,737 SF
<b>Total Space</b>	<b>11,414 SF</b>



# Building 15500 Suite 100

## First Floor



Available Now  
Call for Rates

### Planned Improvements

- New carpet
- New paint
- New LED lighting
- 24' clear height
- 2 dock high / 1 grade level
- 200 amps, 480V 3-phase meter/panel (expandable to 400 amps)

Office	2,638 SF
Warehouse	8,753 SF
<b>Total Space</b>	<b>11,391 SF</b>



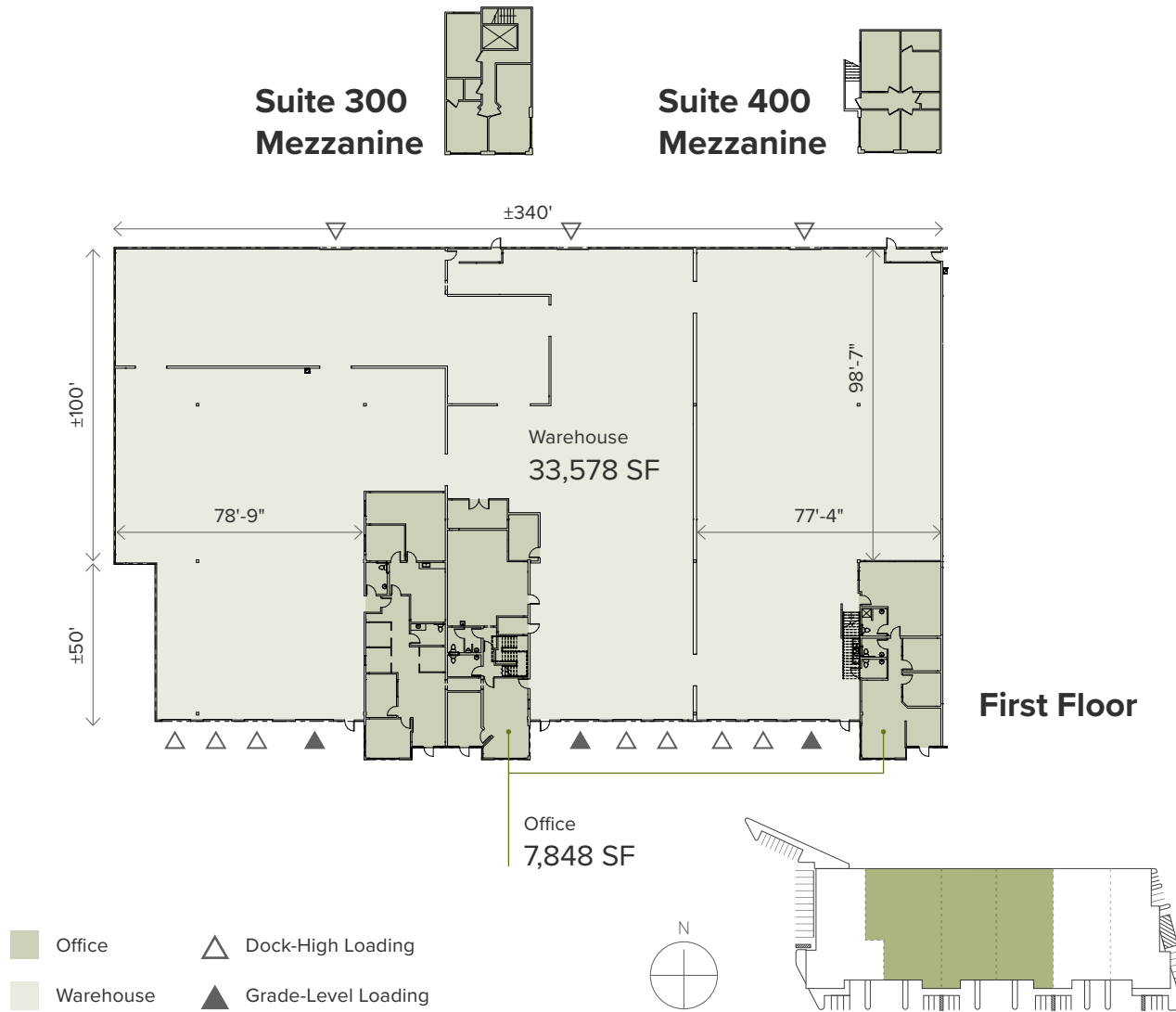
# Building 15500

## Suites 200/300/400

Available Now  
Call for Rates

### Planned Improvements

- New LED lighting
- New warehouse finishes
- New office finishes
- New carpet
- Divisible space—  
12,934–41,426 SF available
- 24' clear height
- 10 dock high / 3 grade level
- 600 amps, 480V

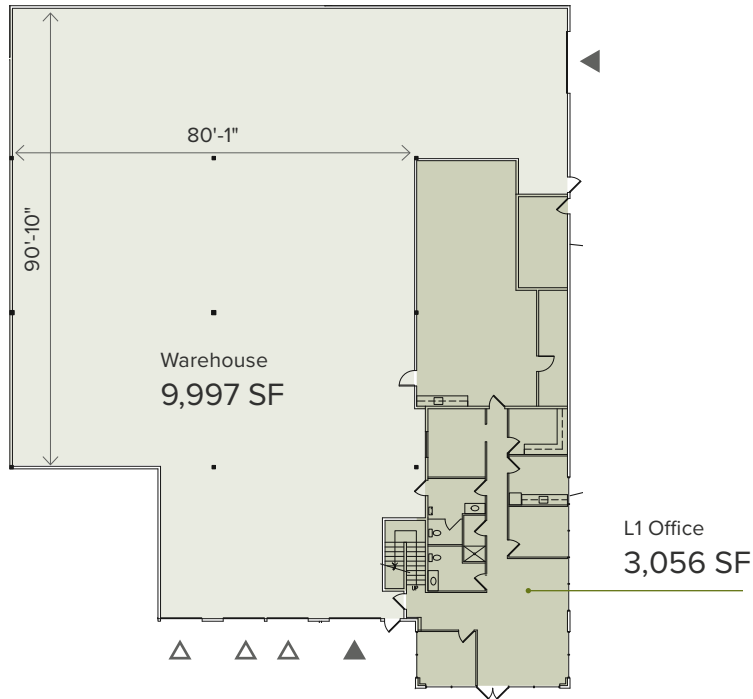


Office	7,848 SF
Warehouse	33,578 SF
<b>Total Space</b>	<b>41,426 SF</b>

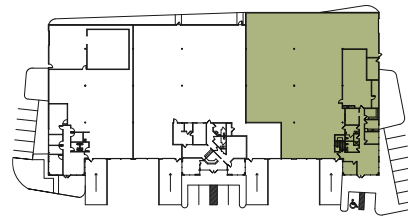
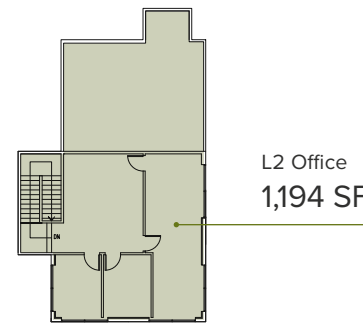


# Building 15520 Suite 100

## First Floor



## Second Floor Office



- Office
- Warehouse
- Dock-High Loading
- Grade-Level Loading



Available 7/1/26  
Call for Rates

### Features

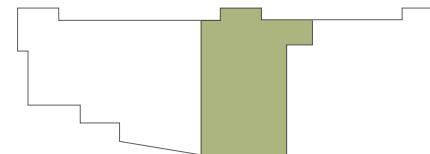
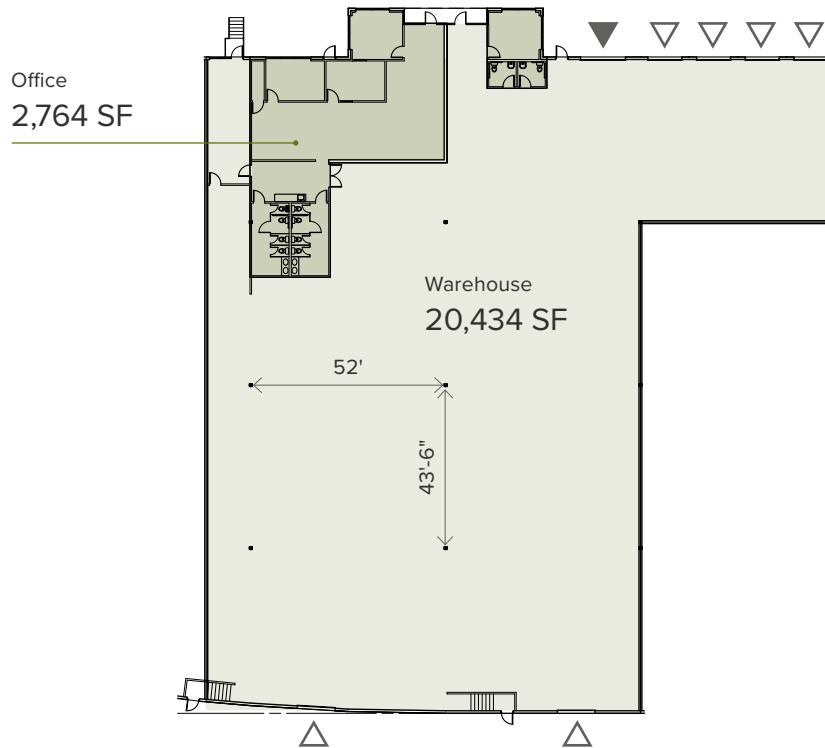
- New roof
- New warehouse LEDs and paint
- New office finishes
- 24' clear height
- 3 dock high / 2 grade level
- 500 amps, 480V, 3-phase power

First Floor Office	3,056 SF
Second Floor Office	1,194 SF
Warehouse	9,997 SF
<b>Total Space</b>	<b>14,247 SF</b>



# Building 15530 Suite 300

## First Floor



Available 10/1/26  
Call for Rates

### Planned improvements

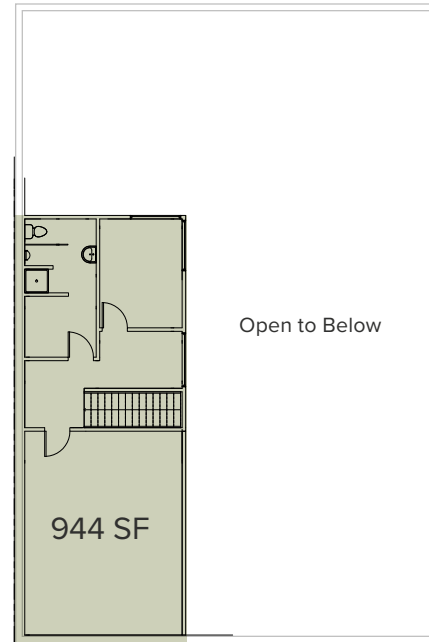
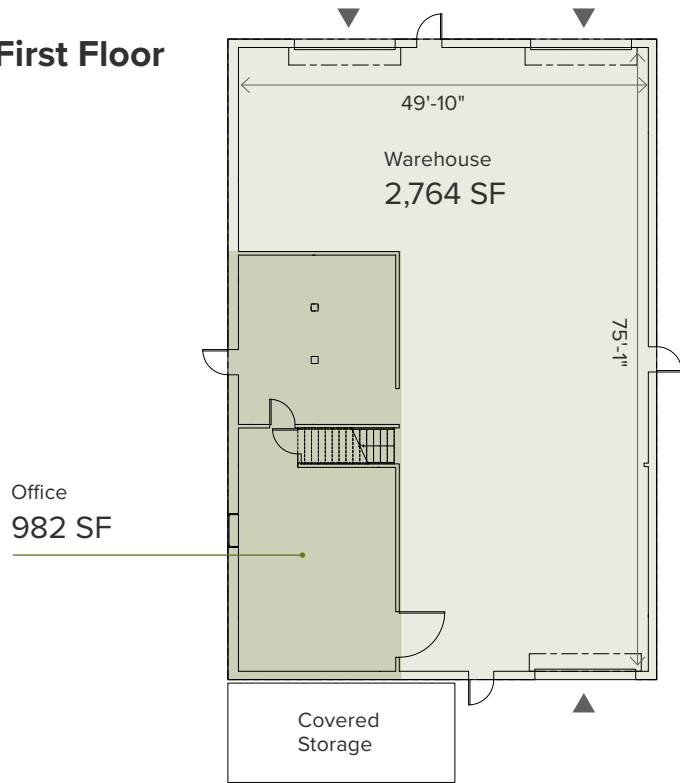
- New warehouse LEDs and paint
- New office finishes
- 24' clear height
- 6 dock high / 1 grade level
- 300 amps, 480V, 3-phase power

Office	2,764 SF
Warehouse	20,434 SF
<b>Total Space</b>	<b>23,198 SF</b>



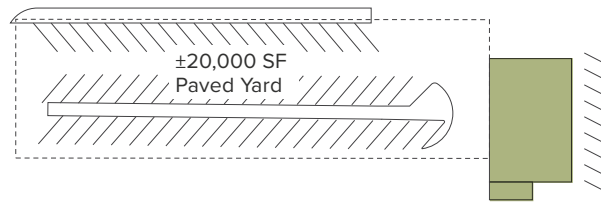
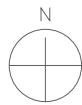
# Building 15300 + Yard

## First Floor



## Mezzanine

- Office
- Warehouse
- Grade-Level Loading



Available  
30 Days Notice  
Call for Rates

## Features

- Stand-alone building with 20,000 SF of paved yard (can be fenced)
- 3 grade-level doors
- Includes outside covered storage area

First Floor Office	982 SF
Unfinished Mezz.	944 SF
Warehouse	2,764 SF
<b>Total Space</b>	<b>4,690 SF</b>



# Upcoming Park Improvements



New Landscaping



Refreshed Building Exteriors



New Park Signage



Local Institutional Ownership



Tenant Experience Upgrades

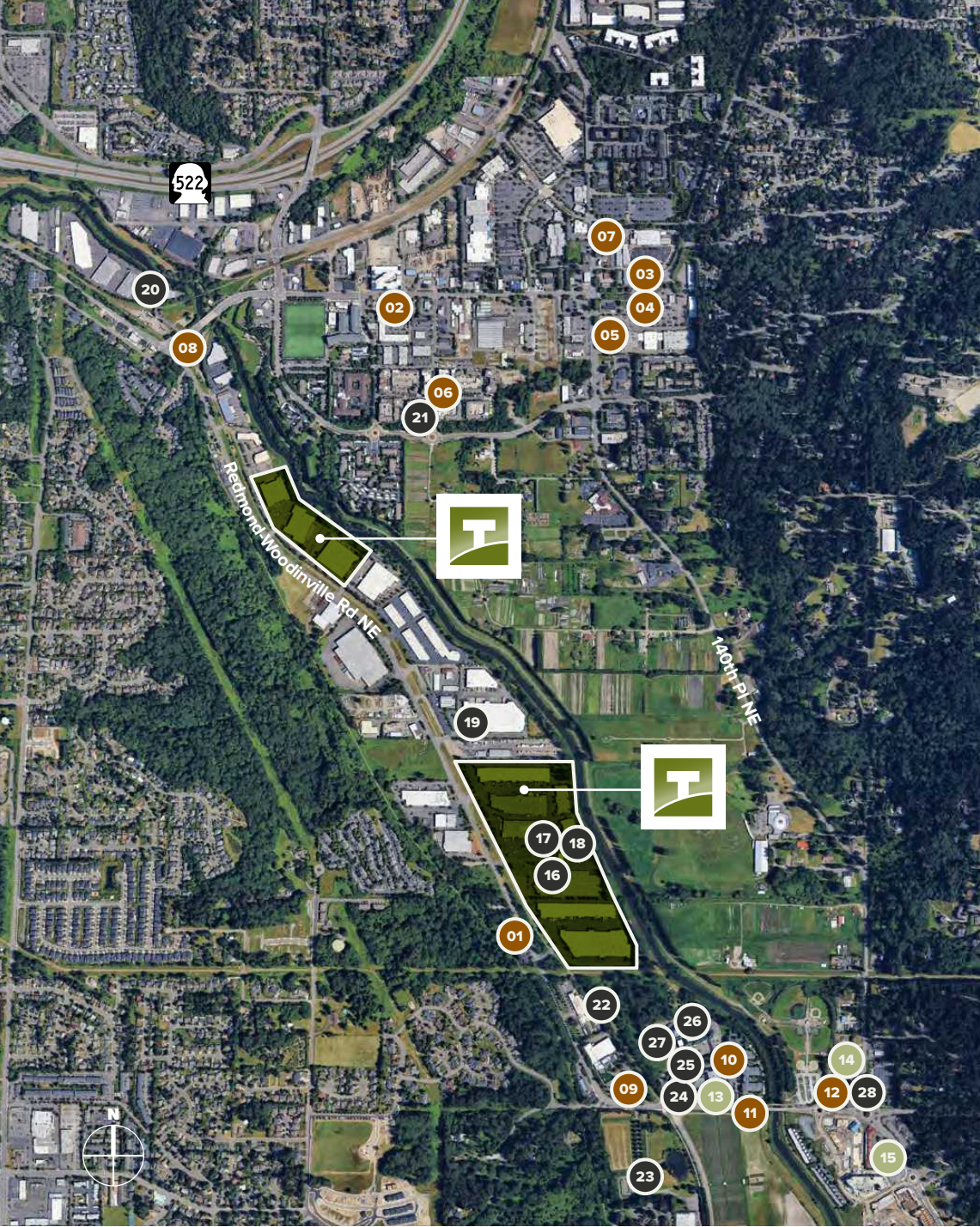


Mechanical & Roof Upgrades





# Nearby Amenities



## EAT & DRINK

- 01 Von's 1000Spirits
- 02 The Pizza Coop & Ale House
- 03 Woodinville Café
- 04 Topsy Cow
- 05 Pasta Nova Italiano
- 06 Rusty Pelican Café
- 07 Dough Zone
- 08 Woodinville Cut Shop
- 09 Hollywood Tavern
- 10 Barking Frog
- 11 The Herbfarm
- 12 Vivi Pizzeria

## LODGING

- 13 Willows Lodge
- 14 Hollywood Manor at Tenhulzen Reserve
- 15 The Somm

## WINERIES & BREWERIES

- 16 Tenor Wines
- 17 Watts Brewing Company
- 18 Black Raven Brewing
- 19 Martedi Winery
- 20 Rocky Pond Estate Winery
- 21 Novelty Hill – Januik Winery
- 22 Chateau Ste. Michelle Winery
- 23 Mark Ryan Winery
- 24 Fidélitas
- 25 DeLille Cellars
- 26 Sparkman Cellars
- 27 Latta Wines
- 28 Patterson Cellars



# Drive Times

Located in the heart of Woodinville, with convenient drive-time access to top restaurants, retail, and key amenities



# Owner Profile



Industrial Real Estate  
Focused on **Location,**  
**Functionality,** and  
**Flexibility.**

307  
Buildings

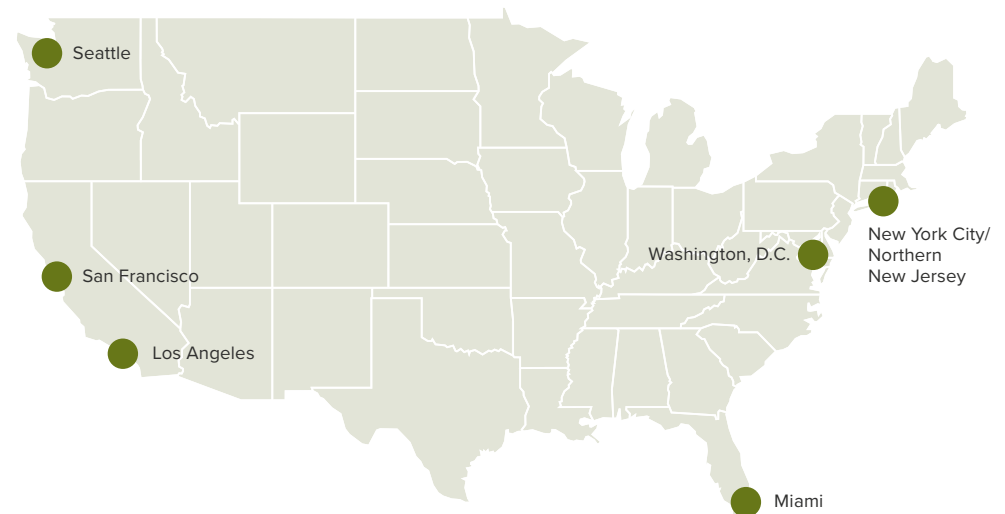
20.2M  
Square Feet

44  
Improved  
Land Parcels

676  
Customers

Terreno Realty acquires,  
owns and operates  
**industrial real estate** in six  
major coastal U.S. markets.

These properties may be warehouse/distribution, flex  
(including light industrial and R&D), transshipment  
(truck terminals) or improved land parcels.



[LEARN MORE AT TERRENO.COM](https://www.terreno.com)





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# Woodinville Corporate Park

15300 – 15500 Woodinville-Redmond Rd  
Woodinville, WA 98072

[woodinvillecorporatepark.com](http://woodinvillecorporatepark.com)    [kidder.com](http://kidder.com)

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SCAN TO  
LEARN MORE



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