

RIVERFRONT

BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT
INDUSTRIAL BUILDINGS



BRODERICK
• GROUP •

CONNOR GILCHRIST

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CLASS A LIGHT INDUSTRIAL BUILDINGS

PROPERTY FEATURES

- Class A light industrial buildings
- 20' clear height
- Convenient Woodinville location
- Strategic access to SR 522 and I-405
- Experienced ownership
- Concrete tilt construction
- ESFR fire suppression
- Parking Ratio: 1.93 per 1,000 SF leased
- Restaurants and shopping center nearby



SITE PLAN

BLDG	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	AVAILABILITY
16110	<u>SUITES 1001+1002</u>	5,300 RSF	1,056 RSF	4,244 RSF	9/1/2026
16120	<u>SUITE 2010</u>	3,440 RSF	1,526 RSF	1,914 RSF	Immediately



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BUILDING 16110 - SUITES 1001/1002

AVAILABLE 9/1/2026

TOTAL SF: 5,300 RSF

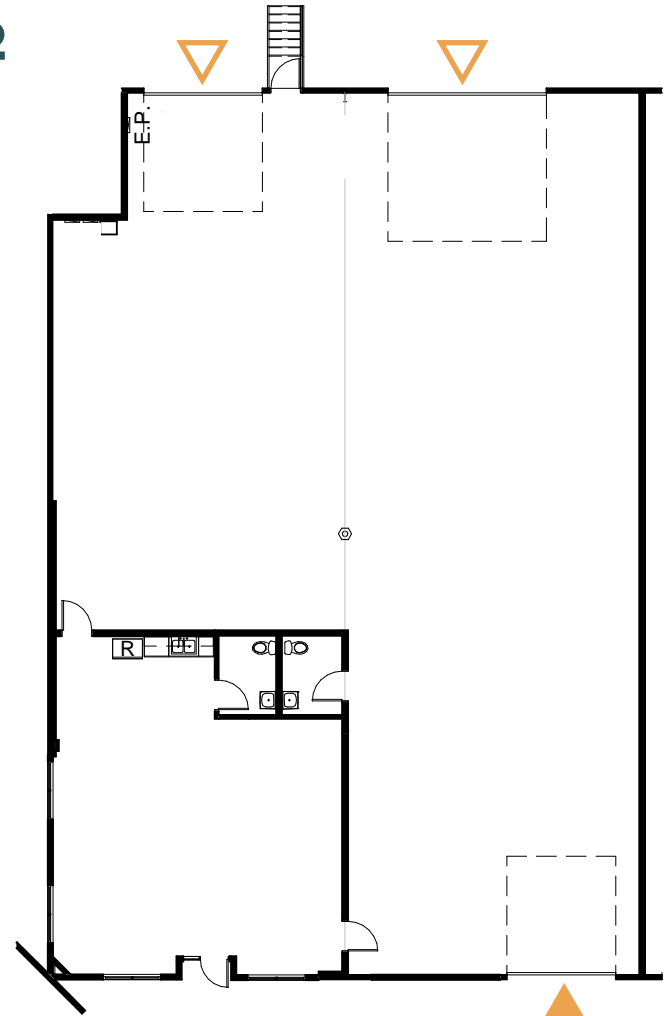
OFFICE SF: 1,056 RSF

WAREHOUSE SF: 4,244 RSF

CLEAR HEIGHT: 20'

LOADING: ONE GRADE LEVEL DOOR
TWO DOCK HIGH DOORS

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



▲ GRADE LEVEL
△ DOCK HIGH

↑ BACK TO AVAILABLE SPACE

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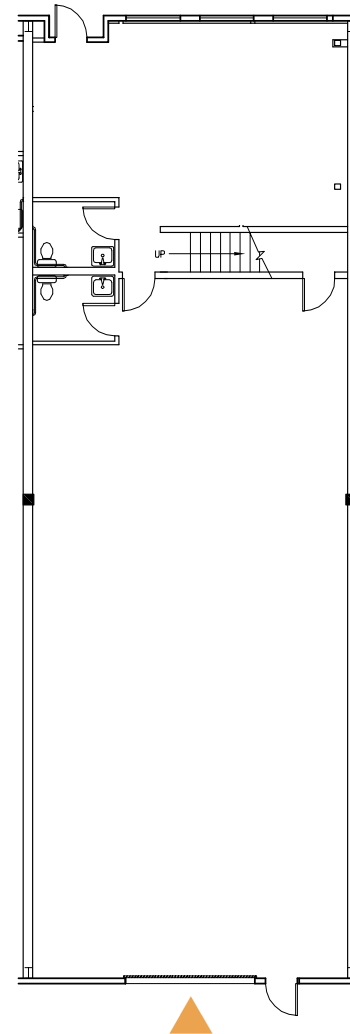
CLASS A LIGHT INDUSTRIAL BUILDINGS

BUILDING 16120 - SUITE 2010

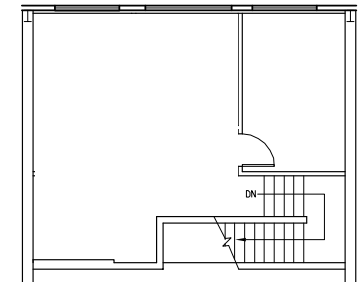
AVAILABLE IMMEDIATELY

TOTAL SF:	3,440 RSF
OFFICE SF:	1,520 RSF
WAREHOUSE SF:	1,920 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE GRADE LEVEL DOOR

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2ND FLOOR OFFICE



↑ BACK TO AVAILABLE SPACE



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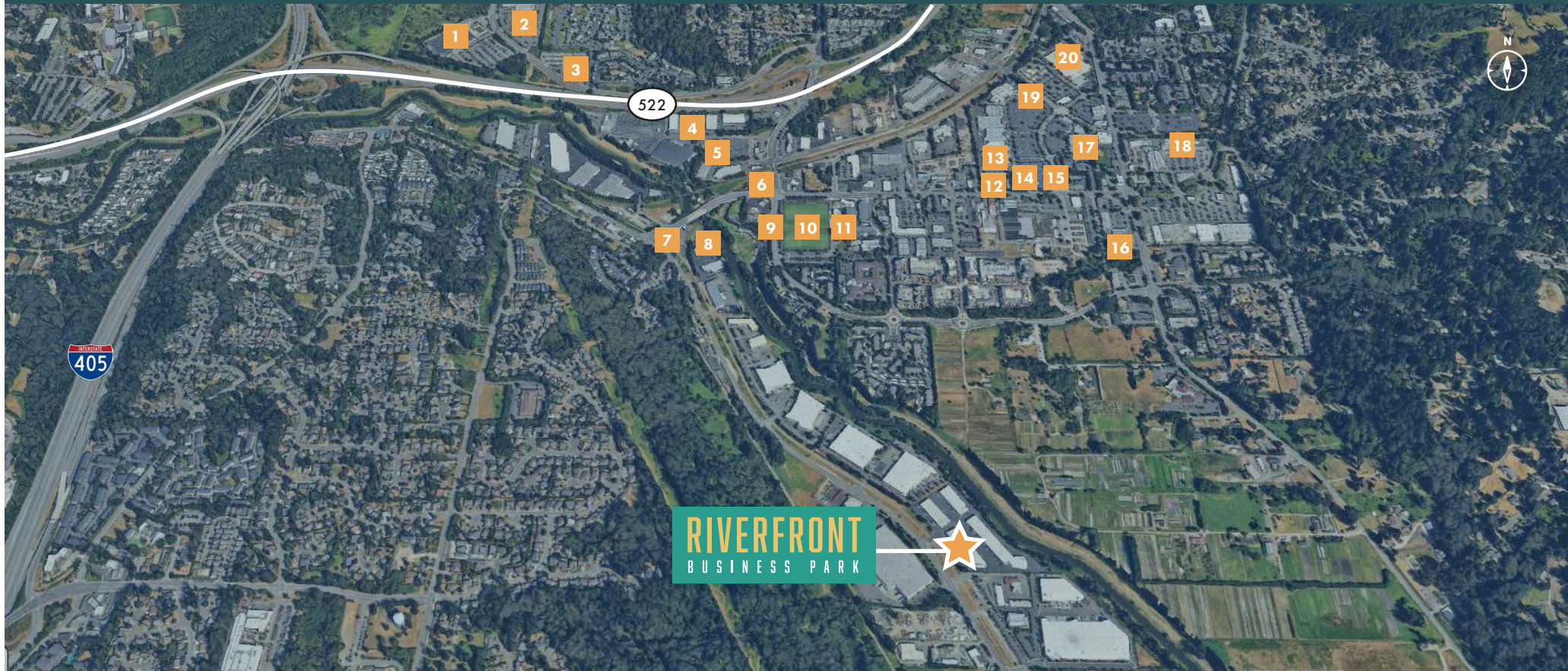
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- | | | | |
|---------------------------|-----------------------------------|------------------------------------|-------------------------------------|
| 1 The Home Depot | 6 McLendon's Hardware | 11 The Schoolhouse District | 16 McDonalds |
| 2 Starbucks | 7 Cut Shop Restaurant | 12 FedEx Shipping Center | 17 AMC Theatres Woodinville |
| 3 24 Hour Fitness | 8 Mercury Coffee Shop | 13 Haggen Food & Pharmacy | 18 Woodinville Park & Ride |
| 4 Crucible Brewing | 9 Jack in the Box | 14 Panera Bread | 19 Red Robin Gourmet Burgers |
| 5 US Post Office | 10 Woodinville Play Fields | 15 Chipotle | 20 Target |



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