



# CRITTENDEN BUSINESS PARK

*Two-building incubator industrial/flex business park available for sale in Preston, Washington*

*10,200 SF*  
30535 BUILDING

*12,430 SF*  
30545 BUILDING

30535-30545 SE 84TH ST, PRESTON, WA 98027





# THE REDEFINED INDUSTRIAL EXPERIENCE

*With Class-A tech finishes and a convenient location on I-90, Crittenden Business Park is an excellent option for an owner/user, investor, or vehicle/toy storage opportunity.*

Two-building incubator industrial/flex park

Located right on I-90, 15 minutes from Downtown Bellevue

Fully leased business park:

- 30535 Building is 10,200 SF (8,160 SF leased to Talking Rain and 2,040 SF leased to Drive Shop)
- 30545 Building is 12,430 SF (5,450 SF leased to All Weather, 2,600 SF leased to Drive Shop, and 4,380 SF leased to personal storage user)

Class A tech/office finishes in Talking Rain space (30535), including glass roll-up doors, HVAC throughout, polished concrete floors, LED lights

8,160 SF coming available January 2025, can be used as tech office space, flex/industrial space, or toy storage space, and splits to approximately 4,000 SF, 2,000 SF and 2,000 SF spaces (all with separate restrooms, and provides ability to multi-tenant this building)

Outstanding owner/user, investor, or toy storage opportunity, abutting the Preston soccer fields

Grade-level loading with abundant parking

Zoned Industrial Park (IP), King County

Please call brokers for pricing and rent roll

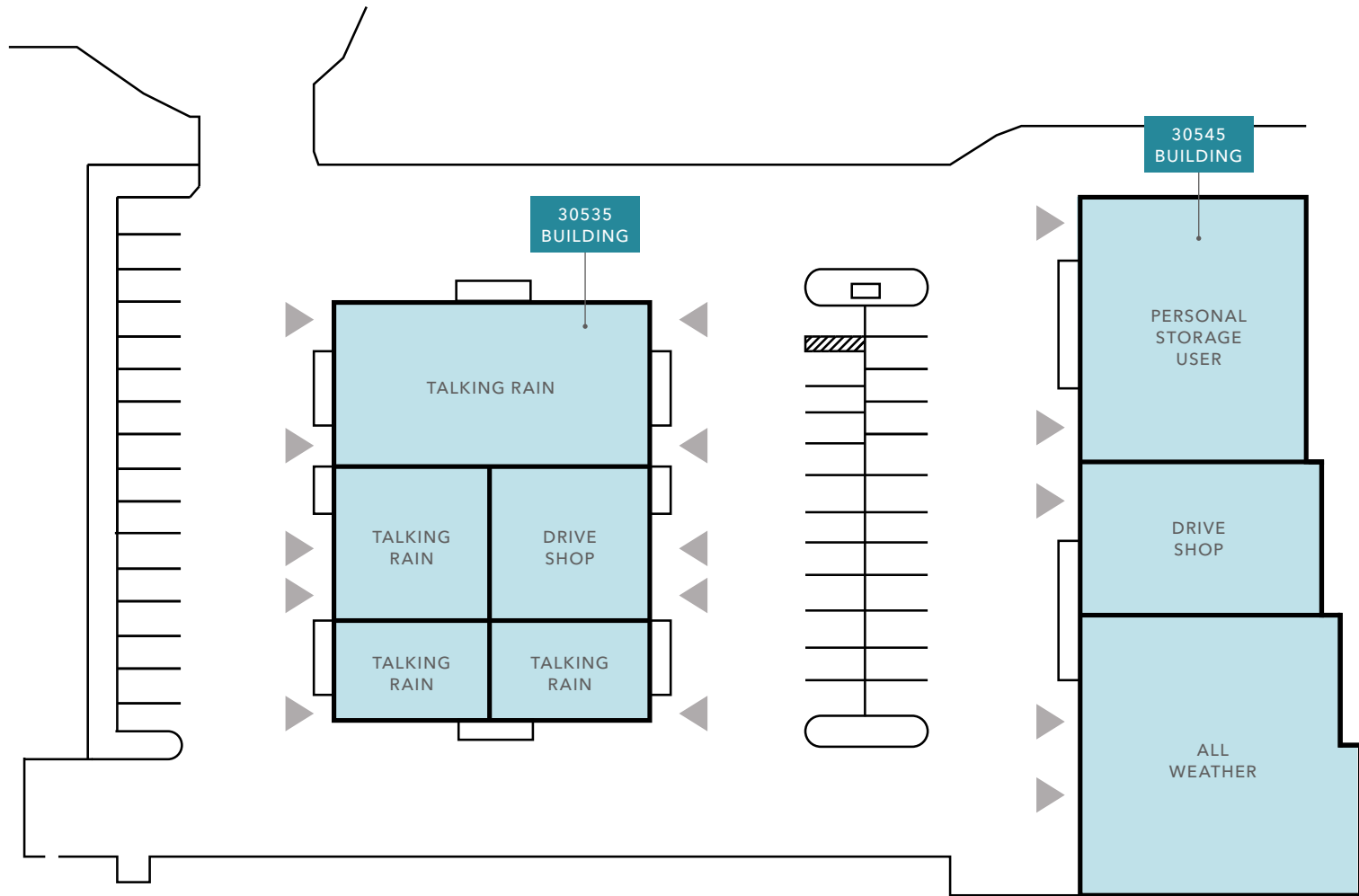


LOCATED IN A  
*BEAUTIFUL WOODED*  
*SETTING ALONG I-90*





# SITE PLAN

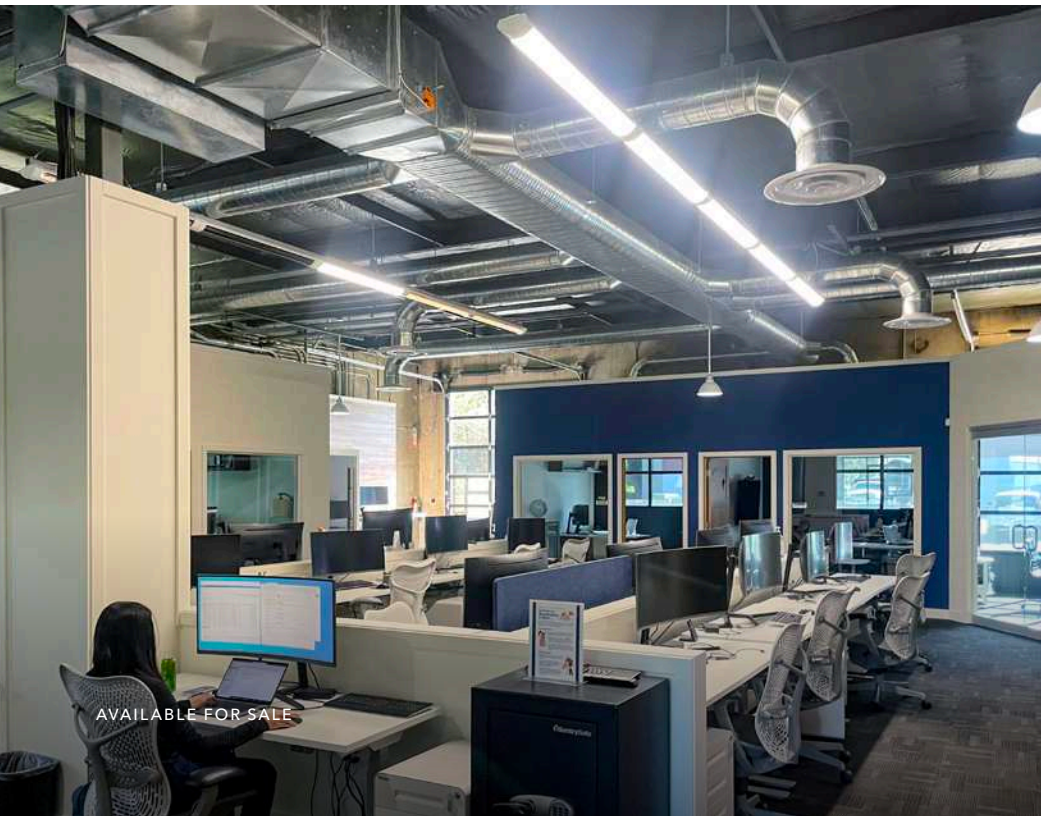


▲ Grade-level loading

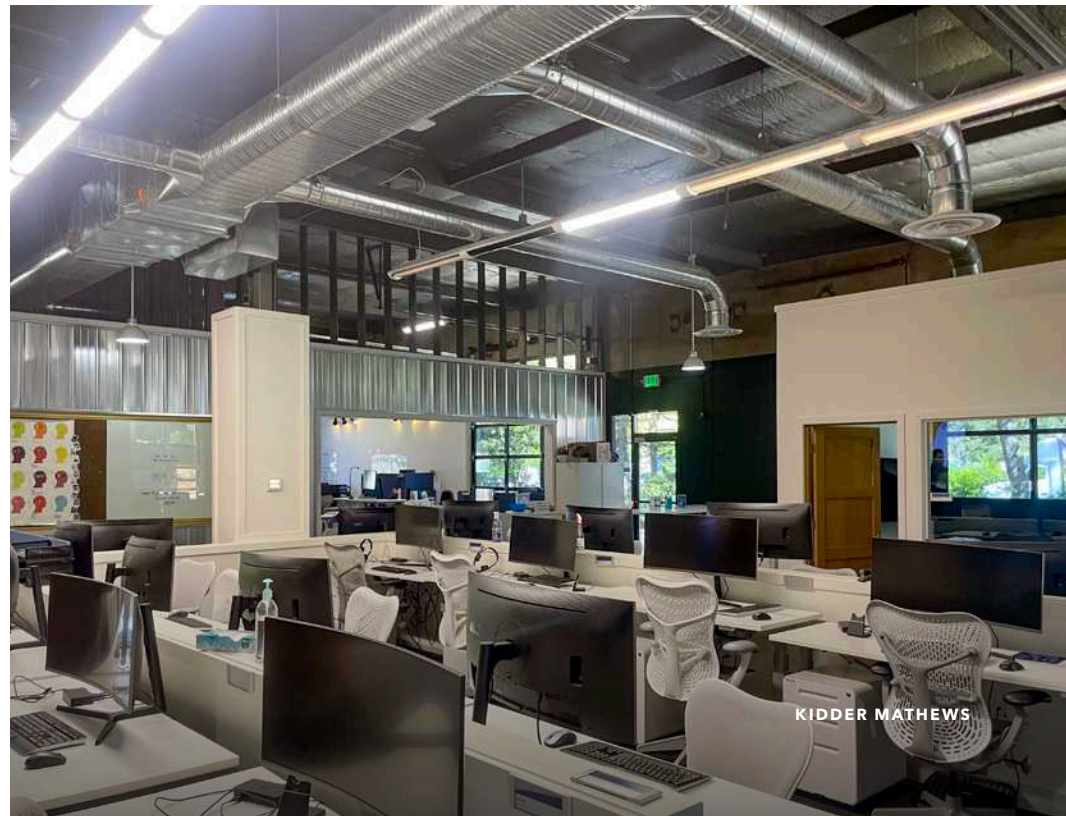




CRITTENDEN BUSINESS PARK



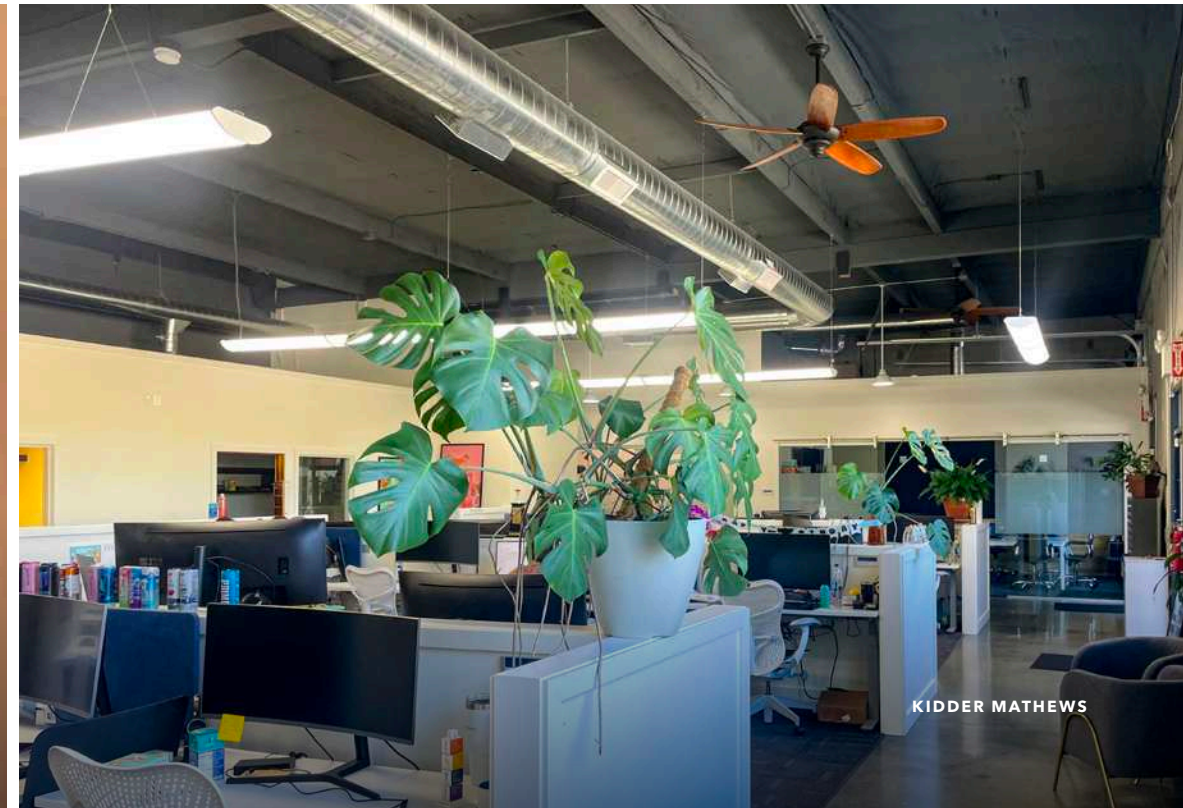
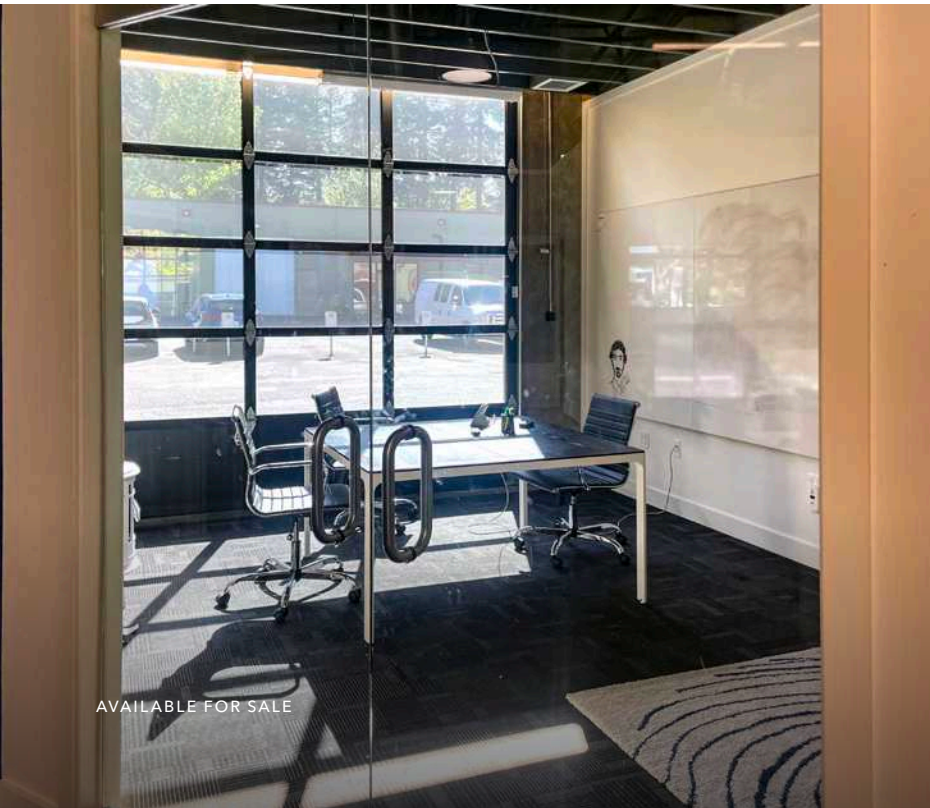
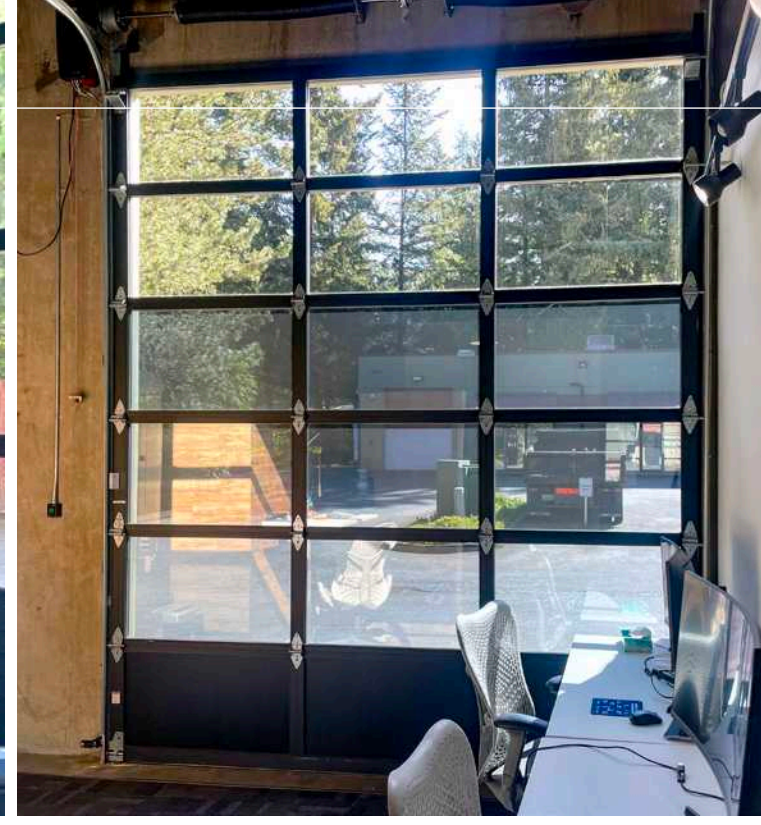
AVAILABLE FOR SALE



KIDDER MATHEWS



CRITTENDEN BUSINESS PARK



AVAILABLE FOR SALE

KIDDER MATHEWS



# ACCESSIBLE LOCATION

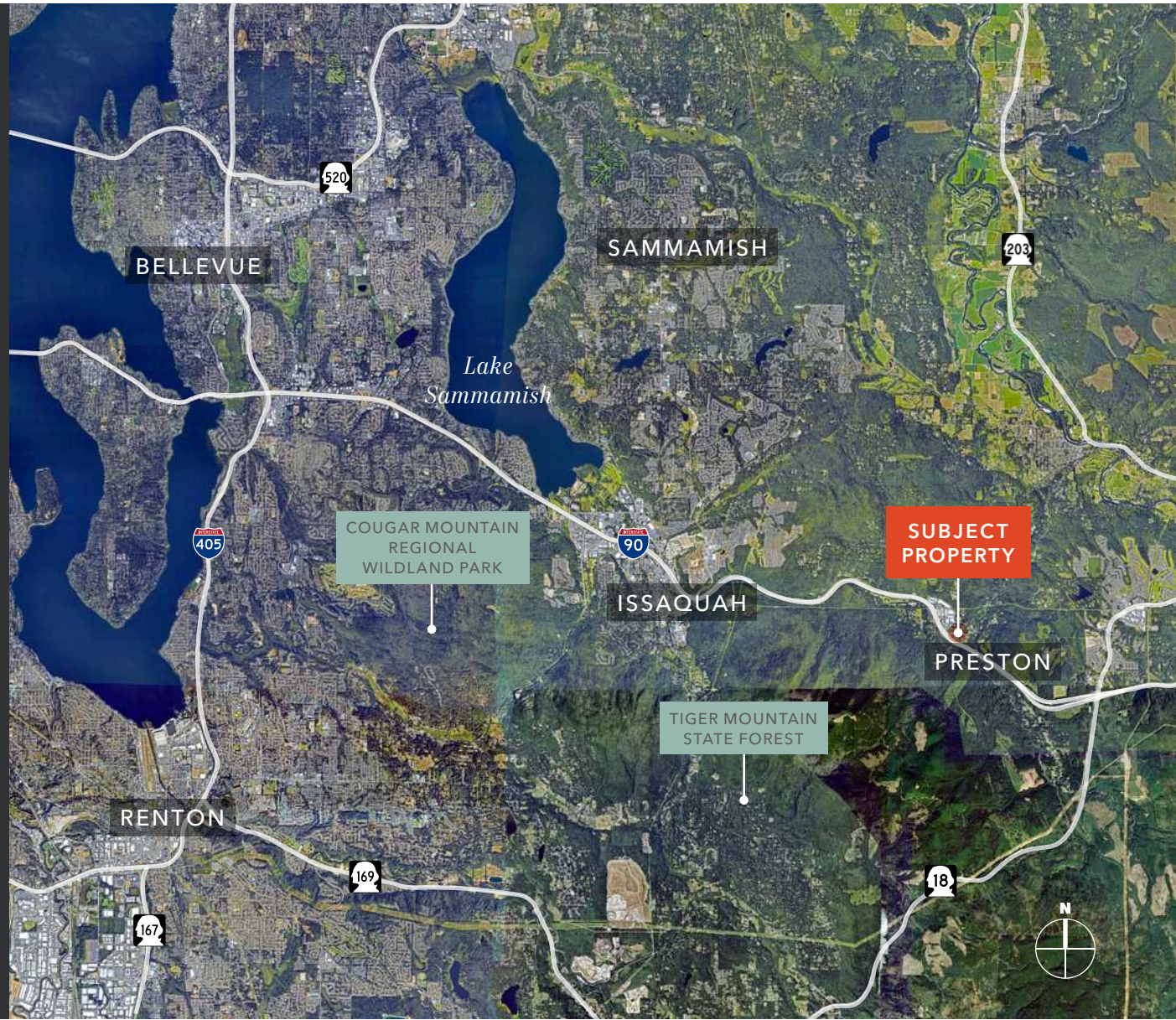
Easy access to I-90 and SR-18

Conveniently located adjacent to Preston Park and Ride

Located within minutes' driving distance to Issaquah and numerous amenities

**7 MIN**  
ISSAQUAH

**15 MIN**  
BELLEVUE CBD







## CRITTENDEN BUSINESS PARK

*For more information on  
this property, please contact*

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