

For Sale

# 1530 22nd St NW

23,976 SF BUILDING WITH FENCED YARD



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Properties

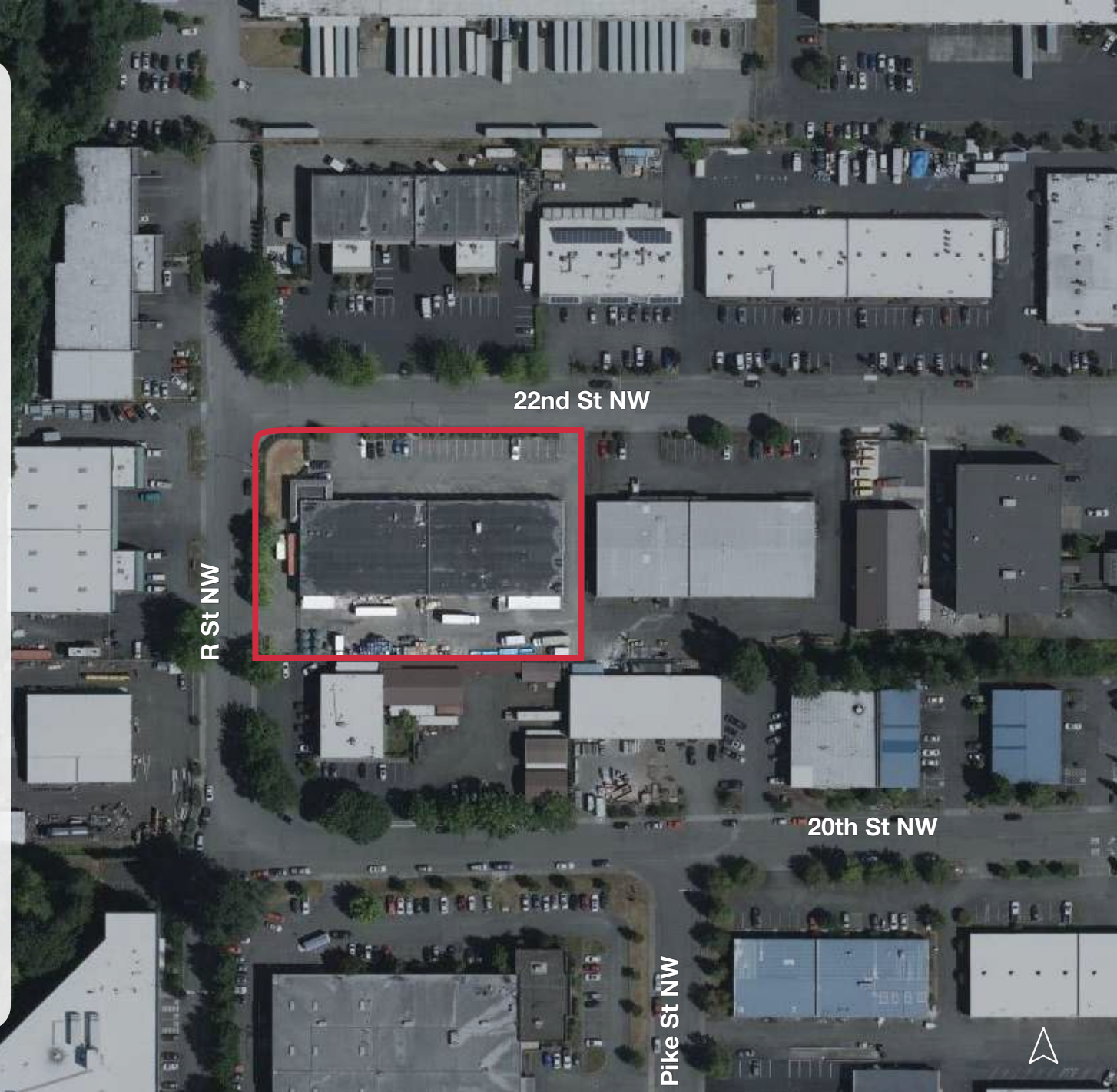


# Investment or Owner/User Opportunity

The BNWB Building is a 23,976 square foot industrial facility with approximately 16,000 SF of fenced yard area, located on a 1.60 acre parcel.

Centrally located off of the 15th St NW exit from SR 167, the building offers excellent access to SR 167, Hwy 18 and I-5. The property is ideally located on a corner parcel and provides heavy parking and outdoor storage.

Half of the building is currently occupied by the owner while the other half is occupied by two Tenants, giving the opportunity for an owner-user to occupy their own building with Tenants already in place or for an investor to lease half of the building at current market rates.



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# Property Overview

1530 22nd St NW, Auburn, WA

TENANT	UNIT	TOTAL SF	OFFICE SF	EXPIRATION
AT Productions, LLC	105	2,990	50	4/30/2025
All Pets Dog Training and Pet Care, LLC	103 & 104	5,980	3,050	1/31/2028
All Pets Dog Training and Pet Care, LLC	102	2,990	730	1/31/2028
Owner Occupied	101	12,016	1,563	
<b>TOTALS</b>		<b>23,976</b>	<b>5,393</b>	

<b>CLEAR HEIGHT</b>	18'
<b>LAND AREA</b>	69,897 SF (1.60 acres)
<b>PARCEL NO.</b>	112104-9035
<b>YEAR BUILT</b>	1986
<b>CONSTRUCTION TYPE</b>	Concrete Tilt
<b>ZONING</b>	M-1
<b>LOADING</b>	10 grade level doors
<b>YARD AREA</b>	Approximately 16,000 SF fenced yard area
<b>PARKING</b>	48 stalls (additional street parking available)
<b>POWER</b>	Heavy power
<b>PRICING</b>	Call agent for sales price





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AUBURN, WA

EXCLUSIVELY LISTED BY:



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