

# Industrial/Flexspace FOR SALE

**14509 Cedar Grove Rd SE,  
Issaquah, WA 98027**

**Asking Price: \$1,995,000**

New construction Industrial/  
Flex space available for sale in  
Issaquah with convenient access off  
of Issaquah Hobart Road. Recently  
finished Building C is 6,144 SF and  
in shell condition, ready for the  
first owner-user occupant to house  
their business. Need more space or  
looking for an investment property?  
Two additional industrial/flex  
buildings are ready for construction  
and are 4,854 SF and 5,904 SF  
respectively. Flexible NB zoning  
allows for a multitude of uses.

**Jaxson Mauer | Tyler Barnes**



**WCCR**

West Coast Commercial Realty

## THE OPPORTUNITY

- Building C: 6,144 SF – Shell Complete – For Sale
- Building A: 4,854 SF – Planned
- Building B: 5,904 SF – Planned
- Close-in flex/industrial product
- Flexible NB Zoning
- Own one or multiple stand-alone buildings in a campus setting
- Great visibility from Issaquah-Hobart Road with excellent access in all directions



# DEMOGRAPHICS

## TOTAL POPULATION

1-Mile: 1,230  
 3-Mile: 6,678  
 5-Mile: 37,513

## AVERAGE HOUSEHOLD INCOME

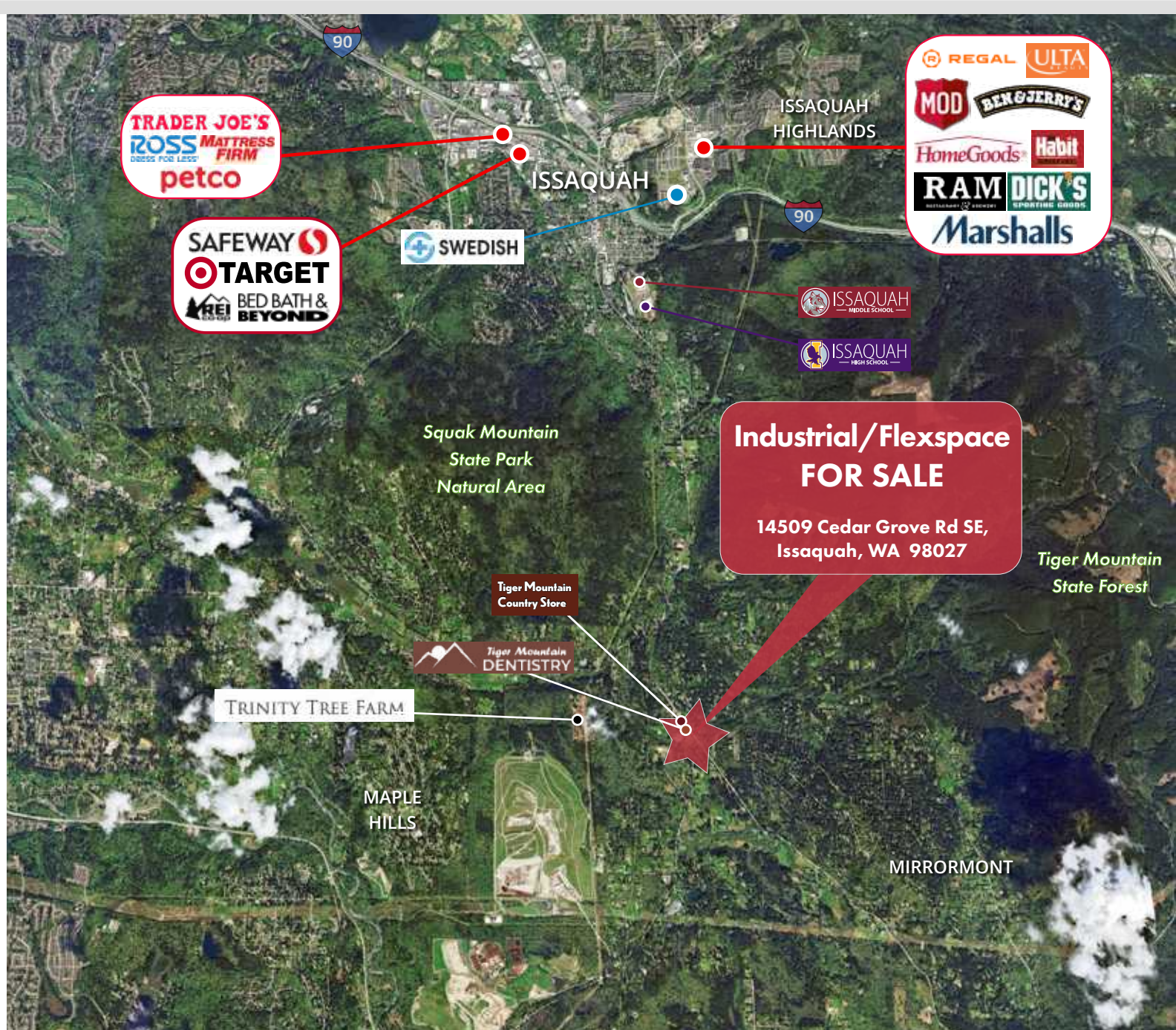
1-Mile: \$186,607  
 3-Mile: \$172,855  
 5-Mile: \$157,732

## HOUSEHOLDS

1-Mile: 445  
 3-Mile: 2,394  
 5-Mile: 14,258

## TRAFFIC COUNTS

16,000+  
 Vehicles per day  
 @ Issaquah Hobart Rd SE  
 & 233rd Way SESW



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 FOR SALE**  
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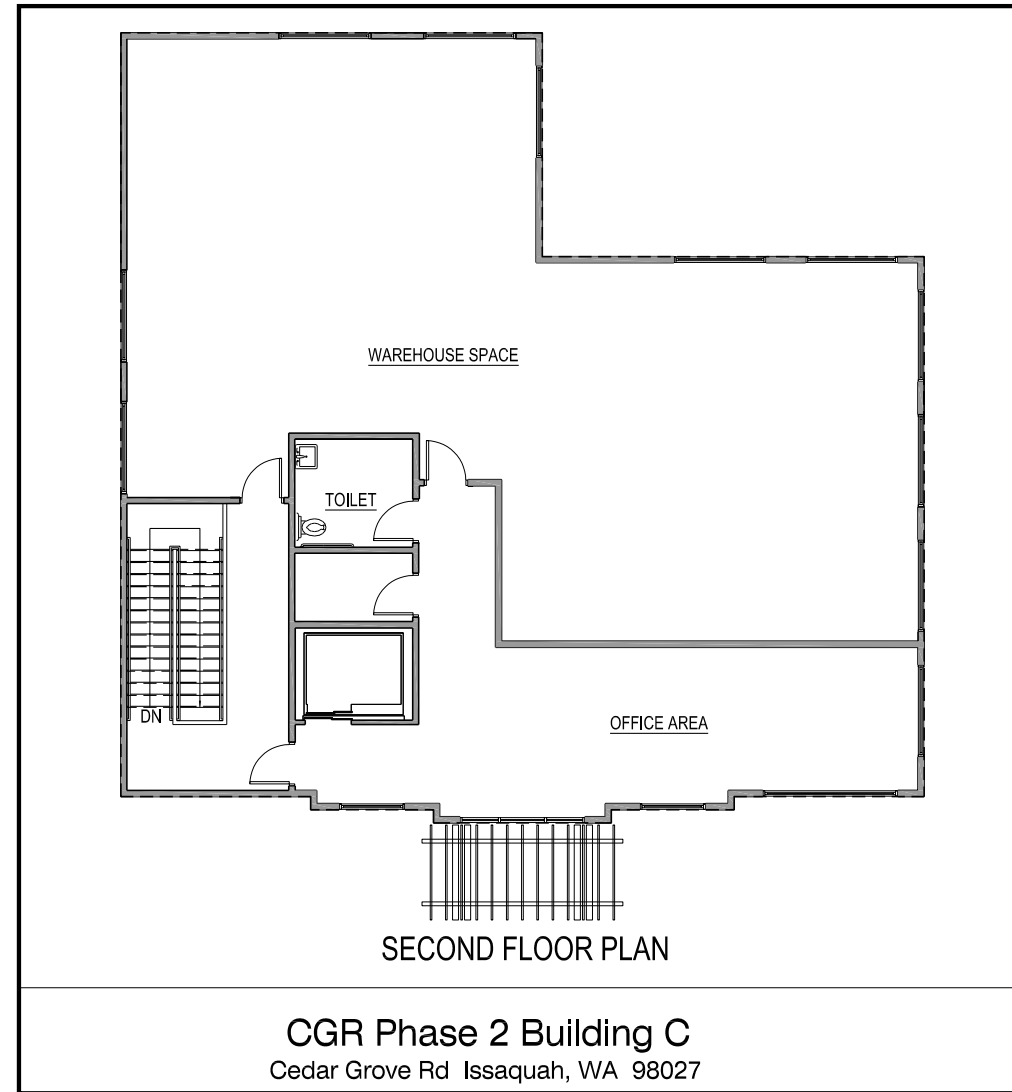
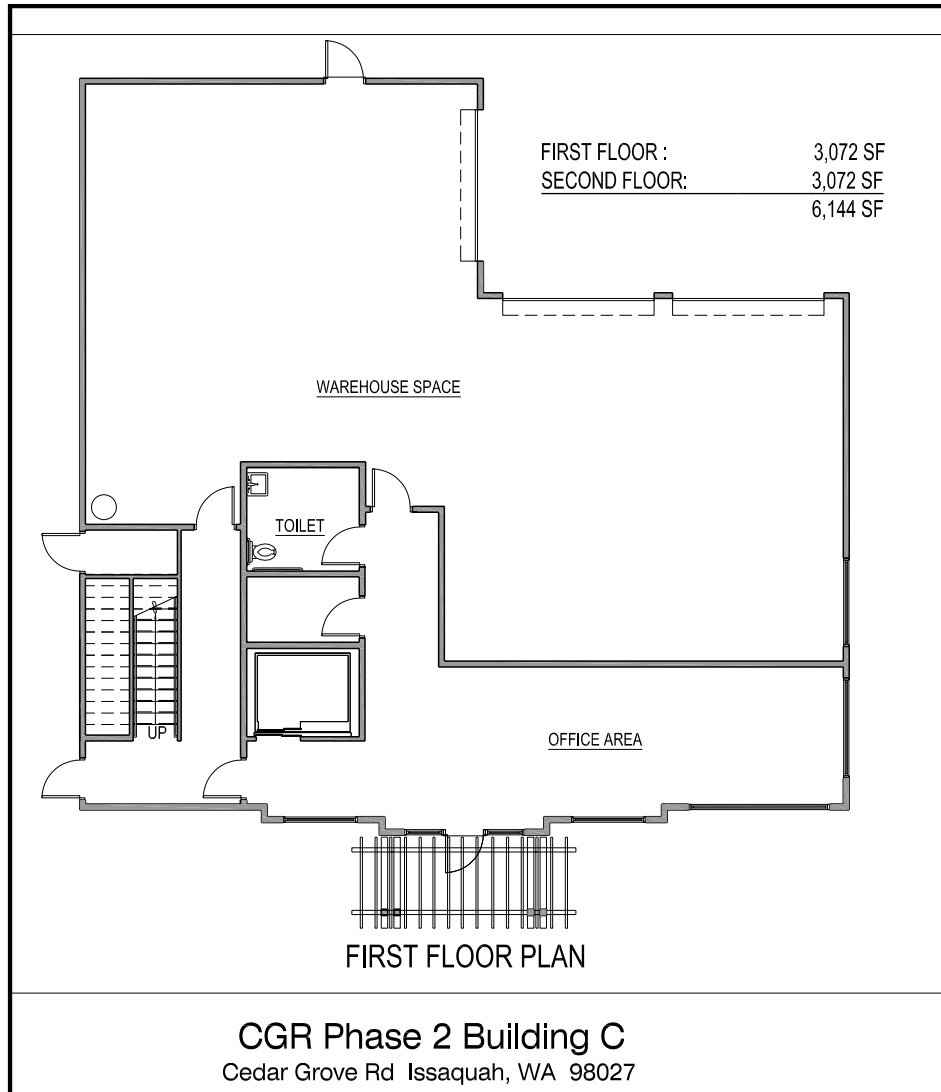


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## 6,144 SF

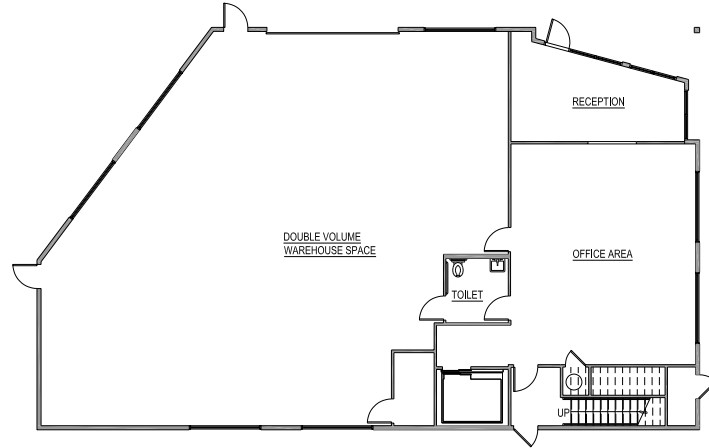
### Shell Complete – For Sale

## BUILDING C FLOOR PLAN

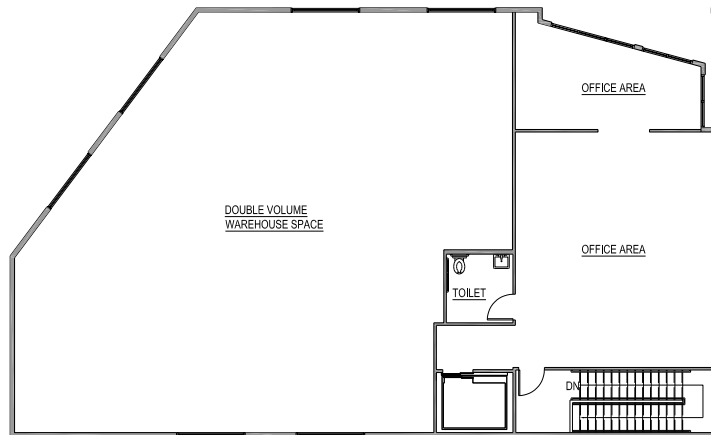


## PLANNED BUILDING A FLOOR PLAN

FIRST FLOOR : 3,622 SF  
 SECOND FLOOR: 1,232 SF  
 4,854 SF



FIRST FLOOR PLAN

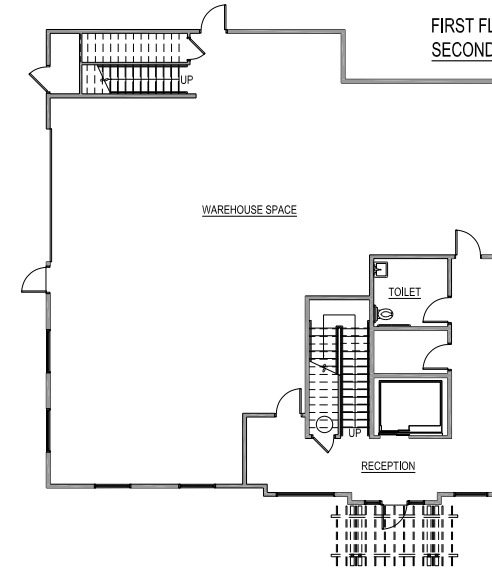


SECOND FLOOR PLAN

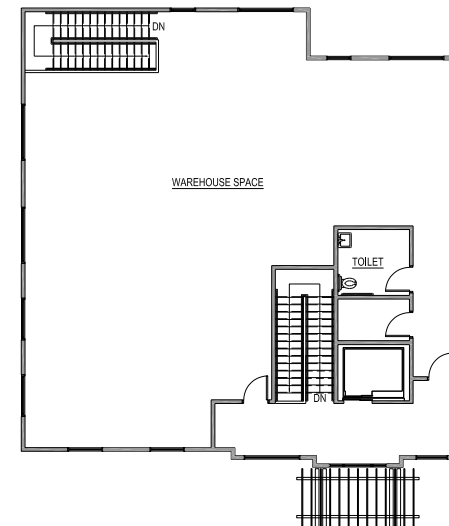
CGR Phase 2 Building A  
 Cedar Grove Rd Issaquah, WA 98027

## PLANNED BUILDING B FLOOR PLAN

FIRST FLOOR : 2,952 SF  
 SECOND FLOOR: 2,592 SF  
 5,904 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CGR Phase 2 Building B  
 Cedar Grove Rd Issaquah, WA 98027

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