



For Sale

235 Airport Way

RENTON, WA

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Offering Summary

NAI Puget Sound Properties is pleased to present for sale 235 Airport Way in Renton, WA. The property consists of a 12,520 square foot building situated on 16,000 square feet of land, zoned CA. The property is currently occupied by single-tenant, Access Electric, an electrical products wholesaler. Access Electric is in the process of relocating, creating an opportunity for an owner-user purchaser.



2,700,000

BUILDING SIZE	12,520 SF TOTAL 10,000 SF Warehouse 2,520 SF Office
LOT SIZE	16,000 SF (0.37 Acres)
ZONING	CA - Commercial Arterial
YEAR BUILT/RENOVATED	1958 / 2004
CONSTRUCTION TYPE	Masonry (CMU)
LOADING	2 Grade Level Doors
CLEAR HEIGHT	12.5' Ceiling 10' Clear Height to Low Beams
POWER	3-Phase (600 Amps)
HEATING/COOLING	2 HVAC Units Serving Office / 3 Reznor Heaters Serving Warehouse





Investment Highlights

+ RARE STANDALONE WAREHOUSE OPPORTUNITY

Great opportunity for an owner-user buyer to purchase a standalone warehouse with office space and parking.

+ GREAT LOCATION + FREEWAY ACCESS

The close-in Renton location provides excellent access to I-405, and close proximity to both Seattle and south King County markets.

+ IDEAL WAREHOUSE / OFFICE BREAKDOWN

Efficient floor plan balance of 80% warehouse and 20% office.

+ CLEAN ENVIRONMENTAL STATUS

Property underwent environmental remediation for petroleum contamination in 2005 and then was granted an NFA (No Further Action) Determination from the Department of Ecology in 2006.





Market Overview

The Puget Sound Region is considered one of the fastest-growing markets in the United States.

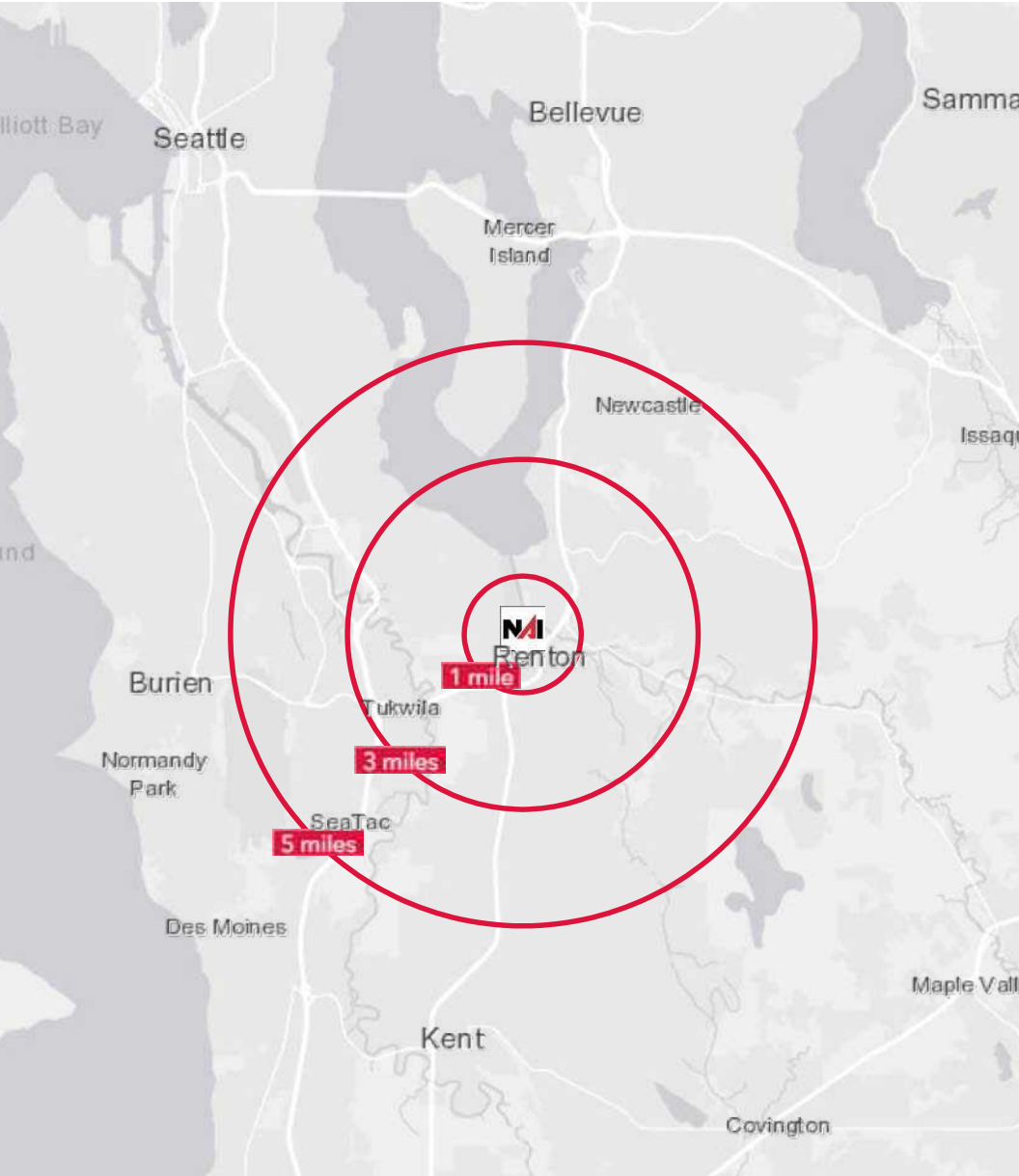
Home to innovative industry leaders Amazon, Microsoft, Costco, Starbucks, Boeing, Nordstrom, Expedia, Concur Technologies, UW Medicine, Nintendo, and T-Mobile. The presence of these global leaders has attracted companies from all over the country including tech giants Facebook, Google, Apple, Uber, and Salesforce. Exponential growth from these companies has allowed many cities within the Seattle submarket to flourish.

Renton is emerging as the next hot neighborhood since it is zoned appropriately and has room to grow. It offers convenient access to Seattle, Bellevue, Tacoma, and SeaTac International Airport. Home to 99,692 residents, this industrial city has transformed into one of the most affluent areas in the region. The city's close proximity to Seattle (11 miles) and Bellevue (9 miles) factor into being such a desirable location for commercial tenants. **Renton is well known for manufacturing, technology, and healthcare organizations**, including the Boeing 737 family of commercial airplanes, Valley Medical Center, Amazon Fulfillment Center, IKEA, Wizards of the Coast and Providence Health & Services. Boeing currently occupies 1.1 million square feet of factory space, which is next to the Renton Municipal Airport.

Renton is also adjacent to Tukwila's Westfield Southcenter, which is the largest shopping center in Washington and the Pacific Northwest. The 2-level indoor shopping mall has over 200 stores and eateries. **In addition to the mall, the surrounding area offers a plethora of retail amenities and activities.** Some include: iFLY Indoor Skydiving, Acme Bowl, Northwest Seaplanes, DEFY, Family Fun Center and The Museum of Flight.



Zoning & Demographic Overview



COMMERCIAL ARTERIAL ZONE (CA):

The purpose of the Commercial Arterial Zone (CA) is to evolve from “strip commercial” linear business districts to business areas characterized by enhanced site planning and pedestrian orientation, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment with greater densities. The CA Zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors. Residential uses may be integrated into the zone through mixed-use buildings. The zone includes the designated Automall District.

CA Zoning permits a wide array of commercial uses, including (but not limited to); wholesale, retail, auto sales, auto repair (AD), light manufacturing/fabrication (AD), office, and educational facilities.

 [VIEW ZONING INFO](#)

	1 MILE	3 MILES	5 MILES
Population	12,770	112,360	271,043
Households	5,884	44,259	100,457
Median Age	38.3	37.1	38.0
Median HH Income	\$65,500	\$88,343	\$98,859
Avg. HH Income	\$99,862	\$120,621	\$137,125
Renter Occupied Housing Units	4,243	22,613	42,533

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EXCLUSIVELY LISTED BY:

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NAI Puget Sound
Properties

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