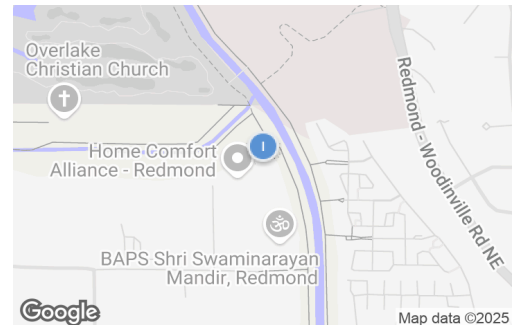


1 Penny Arcade Building

9660 153rd Ave NE, Redmond, WA 98052

Sold Price: **\$9,300,000**

Industrial - 33,225 SF



Transaction Information

Sale Date	04/09/2025
Document Number	20250409000699
Sale Price	\$9,300,000
Sale Price Per SQFT	\$279.91 Per SF
Sold Price Per Acres	\$6,200,000.00 Per Acre
Asking Price	\$9,800,000
Asking Price Per SQFT	\$294.96 Per SF

Financing Information

Sale Type	Other
Excise Tax	\$294,580.00
Loan Amount	
Down Payment	N/A
Lender	
Loan Type	Other
Title Company	

Buyer & Seller Contact Information

Recorded Buyer	True Buyer Contact
Terreno 153rd LLC	Terreno Realty
101 Montgomery Street #200	415-655-4599
San Francisco, CA 94129	

Recorded Seller	True Seller Contact
FC Industries LLC	Keith Holkins, Michael Hayes, Michael Krahulik
9660 153rd Avenue Northeast	206-226-3123
Redmond, WA 98052	

Buyers Agent Company
Buyers Agents

Listing Agent Company	Kidder Mathews
Listing Agents	Aaron Kraft
	425-454-7040
	aaron.kraft@kidder.com

Transaction Notes

This parcel is zoned Manufacturing Park, City of Redmond.

Marketing Notes

Unique owner/user building in Willows Industrial District. 25.5' clear height in portions of the warehouse. Creative office space on mezzanine. Heavy power. Vacant upon closing. Racks available for Buyer.

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Building SQFT	33,225 SF
Construction	Masonry
Buildings / Floors	1 / 2
Units	
Zoning	MP
Market Area	CBA Redmond
Condominium	No

Building Status	Existing
Typical Floor SF	
Office SF	17,748 SF
Industrial SF	15,477 SF
Retail SF	
Year Built	1980
Occupancy Type	Multi-Tenant
Lot Acres	1.50 Acres
Lot SQFT	65,340 SF

Income & Expenses

Gross Income	
Total Expenses	
Net Income	
Cap Rate	
Vacancy Rate	
% Currently Occupied	
Real Estate Taxes	

County Assessment

County	King
Assessed Land	
Assessed Improved	
Assessed Total	
Assessed Year	2025
Tax ID / Apn(s)	9430500121

Industrial Details

Clear Height	29 Feet -
Dock High Doors	2
Grade Level Doors	1
Rail Doors	
Parking Total	