

EASTSIDE INSTITUTIONAL INVESTMENT OPPORTUNITY

18715 141ST AVE NE WOODINVILLE OM

FLOWCONTROLOFFERING.COM

*100% occupied by a single tenant
5.1 years remaining term
50,958 SF on Seattle's Eastside*

15,100,000 **6.0%**
SALE PRICE CAP RATE

km Kidder
Mathews

SINGLE-TENANT LONG-TERM LEASED *INDUSTRIAL BUILDING FOR SALE* IN THE EASTSIDE SUBMARKET

Kidder Mathews is pleased to offer 18715 141st Ave NE, Woodinville, WA for sale. The property is located at the north end of the Eastside submarket, the tightest industrial market in Greater Seattle.

INSTITUTIONALLY OWNED BEST-IN-CLASS WAREHOUSE

This 50,958 SF, institutionally owned warehouse asset offers a compelling combination of long-term stability, functional utility, and superior build quality. The facility is equipped with substantial power infrastructure and features best-in-class, Class-A office finishes, catering to sophisticated industrial and flex users. The property has maintained 100% occupancy for over two decades, underscoring consistent tenant demand and enduring market fundamentals.

The Eastside submarket continues to experience meaningful industrial contraction due to encroaching higher and better uses, including multifamily, office redevelopment, and major infrastructure initiatives, such as light rail expansion in nearby Bellevue and Redmond. These dynamics have removed over 2 million square feet of industrial inventory in the past seven years, further solidifying the strategic positioning and scarcity value of the asset.

15,100,000

SALE PRICE

6.0%

CAP RATE

| | |
|----------------------|---------------------------------------------------------------------|
| Address | 18715 141st Ave NE, Woodinville, WA |
| Total Size | 50,958 SF |
| Warehouse | 34,017 SF |
| Office | 14,793 SF |
| Mezz Storage | 2,148 SF |
| Loading | 5 Dock-High 2 Grade Level 1 Oversized Dock 1 Oversized Grade |
| Land Area | 2.36 AC 102,853 SF |
| Year Built/Renovated | 1989/2015 |
| Parking Ratio | 56 stalls |
| Zoning | I, Industrial |
| Power | Up to 1,200 Amp Possible, 277/480V, 3-phase |
| Tenant | Flow Control Industries |

CREDIT TENANCY | HEADQUARTERS LOCATION

The building is 100% leased to Flow Control Industries, Inc., who utilizes the facility as their corporate headquarters. The tenant has demonstrated long-term commitment to the location, having operated in Woodinville for over 30 years and occupied the facility for more than 15 years. Significant capital investment in facility upgrades further reinforces the tenant's deep operational ties to the property.

INVESTMENT SUMMARY

3

50,958
TOTAL BUILDING SF

34,017
TOTAL WAREHOUSE SF

14,793
TOTAL OFFICE SF

2,148
MEZZ STORAGE

100%
OCCUPIED

I
ZONING

PROPERTY OVERVIEW

4

BOTHELL
EAST



18715 141ST AVE NE
WOODINVILLE, WA

BOTHELL

WOODINVILLE

2 MIN DRIVE TO SR-522

13 MIN DRIVE TO SR-524

5 MIN DRIVE TO SR-9

5 MIN DRIVE TO I-405

EASTSIDE INDUSTRIAL MARKET

The Eastside Seattle industrial market, encompassing cities like Bellevue, Kirkland, Redmond, and Woodinville, is characterized by low vacancy rates, high demand, and premium rental rates, driven by its strategic location near major tech hubs and key transportation corridors.

SUSTAINED DEMAND FROM HIGH-QUALITY TENANTS

The Eastside's close proximity to global tech headquarters (ie. Microsoft, Amazon, Google, Costco, Facebook, SpaceX) continues to fuel demand from logistics, advanced manufacturing, and high-tech light industrial tenants. As companies expand or optimize their regional operations, the need for well-located, efficient industrial space remains a top priority. This is translating into stable leasing activity in the area, even amid broader economic fluctuations.

PREMIUM RENTS REFLECT MARKET STRENGTH

Rents in the Eastside continue to command a premium – not just because of limited inventory, but also due to the desirability of being close to affluent customer bases, reliable labor pools, and interstate connectivity. This provides strong returns for landlords and investors and signals tenant willingness to invest in high-value locations for long-term operational efficiency.

INVESTOR CONFIDENCE REMAINS STRONG

Despite some national headwinds in commercial real estate, industrial assets in Eastside Seattle are retaining investor interest due to their recession-resistant qualities and the area's long-term economic fundamentals. Institutional and private capital continues to target the Eastside for core and value-add opportunities. It is promising for stakeholders who are well-positioned to capitalize on this high-performing, low-vacancy market.

LOOKING AHEAD TO THE NEAR-TERM

Eastside Seattle's industrial market is not only weathering broader market uncertainties, it is excelling due to a unique combination of market dynamics that include demand, location, and strategic tenant mix. This helps to set it apart as one of the most resilient and attractive areas in the Puget Sound Region.

EASTSIDE STATS
YEAR-TO-DATE

21.8M

INVENTORY SF

887K

VACANT SF

4.2%

VACANCY RATE

40.6K

NET ABSORPTION SF

\$1.64

ASKING RENT PSF

The Eastside is the most land-constrained submarket in Greater Seattle. The 21.8 million square foot industrial inventory has declined by nearly 2 million square feet over the past 5 years due to light rail expansion and resulting rezoning for multifamily housing in both Bellevue and Redmond.

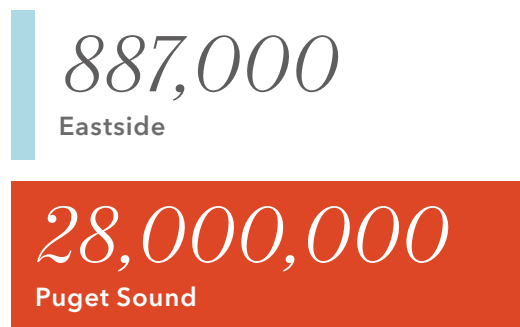
RENT TRENDS & VACANCY RENT

The impact has produced average annual rent growth of 6.2% over the past 10 years. In addition, current market vacancy rates are 4.2%, which is substantially better than the overall 7.7% vacancy rate in Greater Seattle.

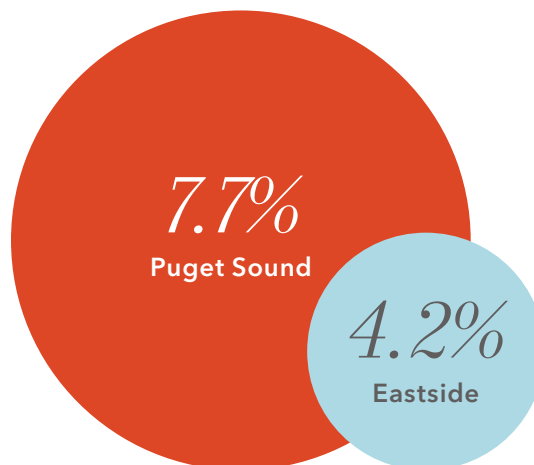
UNIQUE MARKET DYNAMICS

The market constraints have produced the highest shell rates in Greater Seattle and building values that far exceed other submarkets. In the past 5 years, the Eastside has achieved a high water mark sale of \$365/SF.

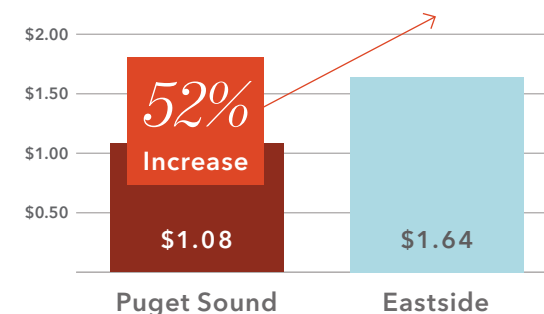
VACANT SF



VACANCY RATE



ASKING RENT PSF



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