

RIVERFRONT

BUSINESS PARK

16110-16140 WOODINVILLE REDMOND RD NE, WOODINVILLE, WA

CLASS A LIGHT
INDUSTRIAL BUILDINGS



BRODERICK
• GROUP •

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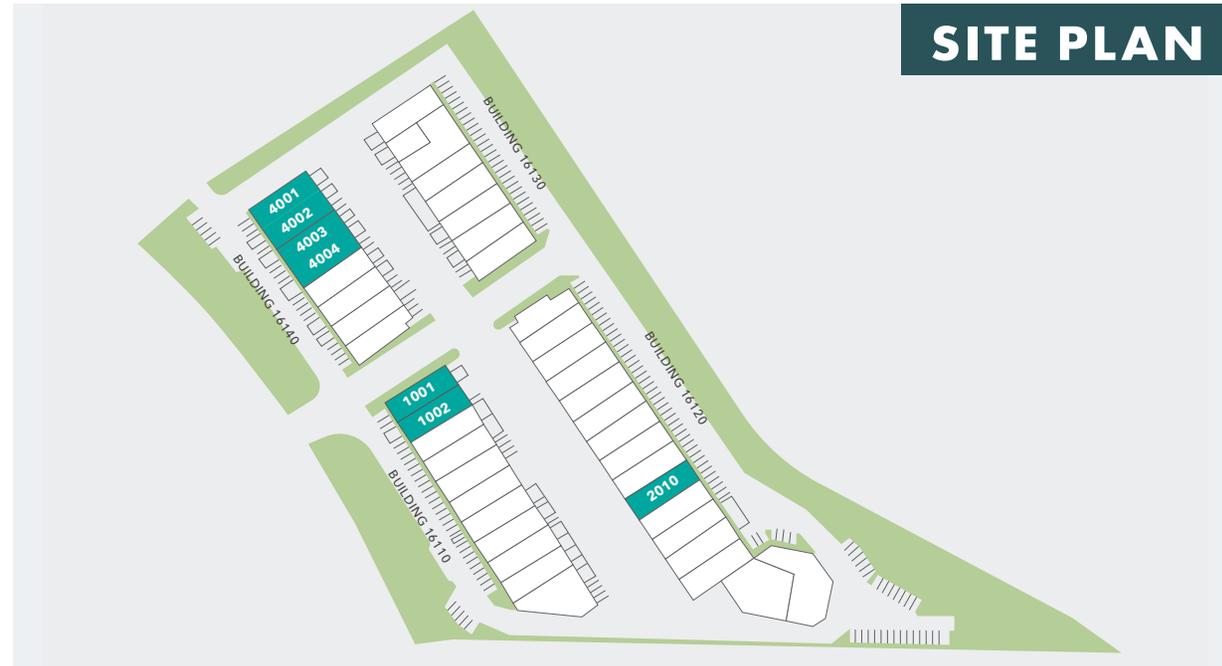
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CLASS A LIGHT INDUSTRIAL BUILDINGS

PROPERTY FEATURES

- Class A light industrial buildings
- 20' clear height
- Convenient Woodinville location
- Strategic access to SR 522 and I-405
- Experienced ownership
- Concrete tilt construction
- ESFR fire suppression
- Parking Ratio: 1.93 per 1,000 SF leased
- Restaurants and shopping center nearby



SITE PLAN

BLDG	SUITE	TOTAL SF	OFFICE SF	WAREHOUSE SF	AVAILABILITY
16110	<u>SUITES 1001+1002</u>	5,308 RSF	295 RSF	4,996 RSF	June 1, 2026
16120	<u>SUITE 2010</u>	3,440 RSF	1,526 RSF	1,914 RSF	Immediately
16140	<u>SUITES 4001+4002</u>	5,430 RSF	358 RSF	5,072 RSF	Immediately
	<u>SUITES 4003+4004</u>	5,428 RSF	563 RSF	4,865 RSF	Immediately



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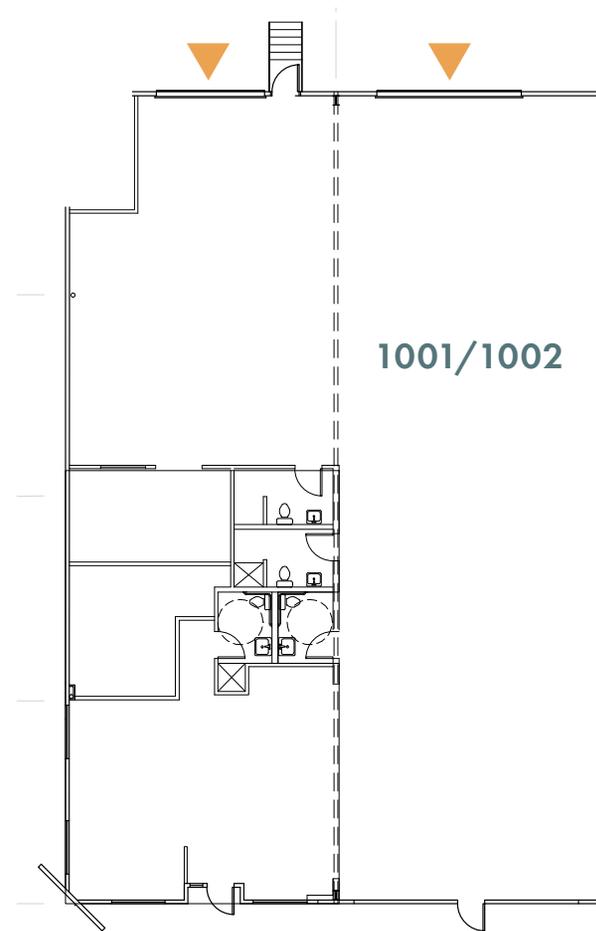
CLASS A LIGHT INDUSTRIAL BUILDINGS

BUILDING 16110 - SUITES 1001/1002

AVAILABLE JUNE 1, 2026

TOTAL SF:	5,308 RSF
OFFICE SF:	295 RSF
WAREHOUSE SF:	4,996 RSF
CLEAR HEIGHT:	20'
LOADING:	TWO DOCK HIGH DOORS

The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



↑ BACK TO AVAILABLE SPACE



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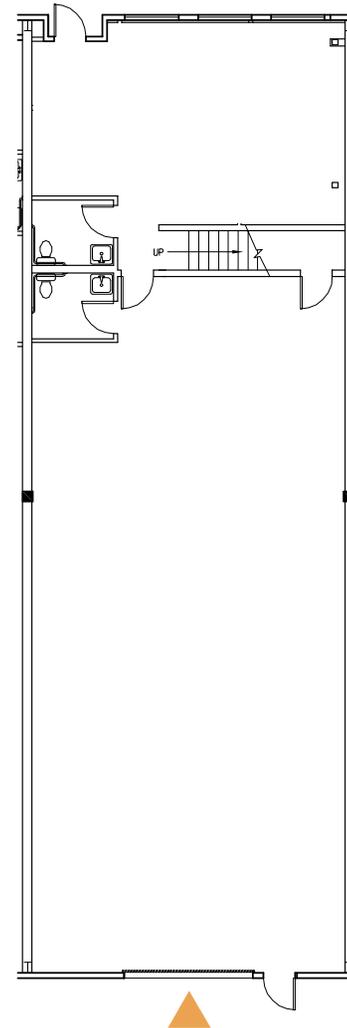
CLASS A LIGHT INDUSTRIAL BUILDINGS

BUILDING 16120 - SUITE 2010

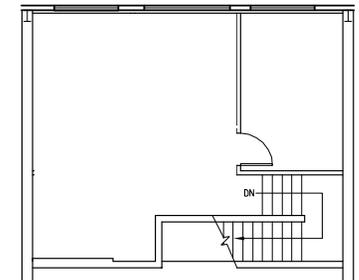
AVAILABLE IMMEDIATELY

TOTAL SF:	3,440 RSF
OFFICE SF:	1,520 RSF
WAREHOUSE SF:	1,920 RSF
CLEAR HEIGHT:	20'
LOADING:	ONE GRADE LEVEL DOOR

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2ND FLOOR OFFICE



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CLASS A LIGHT INDUSTRIAL BUILDINGS

BUILDING 16140 AVAILABLE IMMEDIATELY

*ALL SUITES CAN BE COMBINED FOR
10,844 RSF

SUITE 4001/4002

TOTAL SF: 5,430 RSF

OFC SF: 358 RSF

WHSE SF: 5,072 RSF

CLEAR HEIGHT: 20'

LOADING: FIVE GRADE LEVEL DOORS

AVAILABLE: IMMEDIATELY

SUITE 4003/4004

TOTAL SF: 5,414 RSF

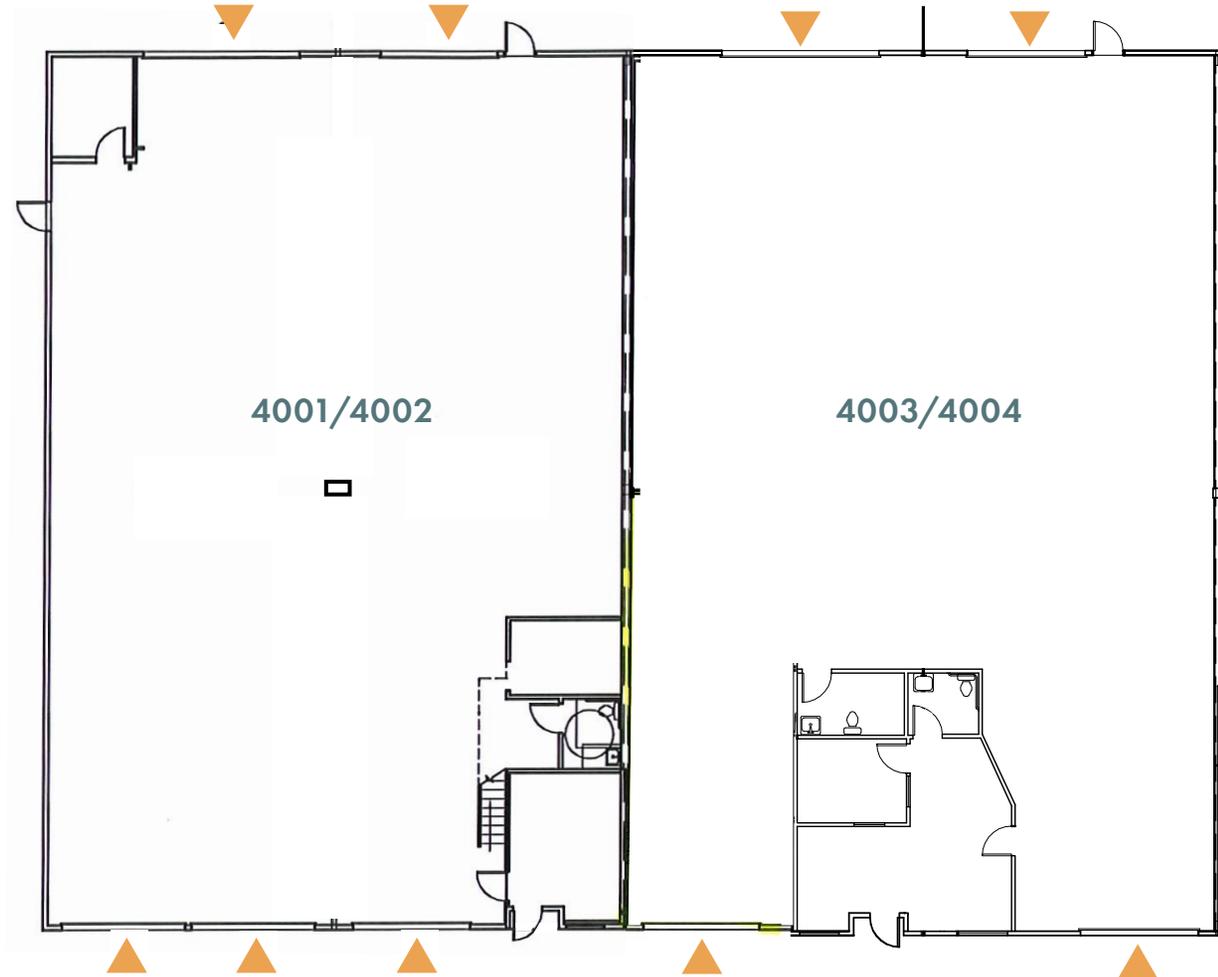
OFC SF: 563 RSF

WHSE SF: 4,851 RSF

CLEAR HEIGHT: 20'

LOADING: FOUR GRADE LEVEL
DOORS

AVAILABLE: IMMEDIATELY



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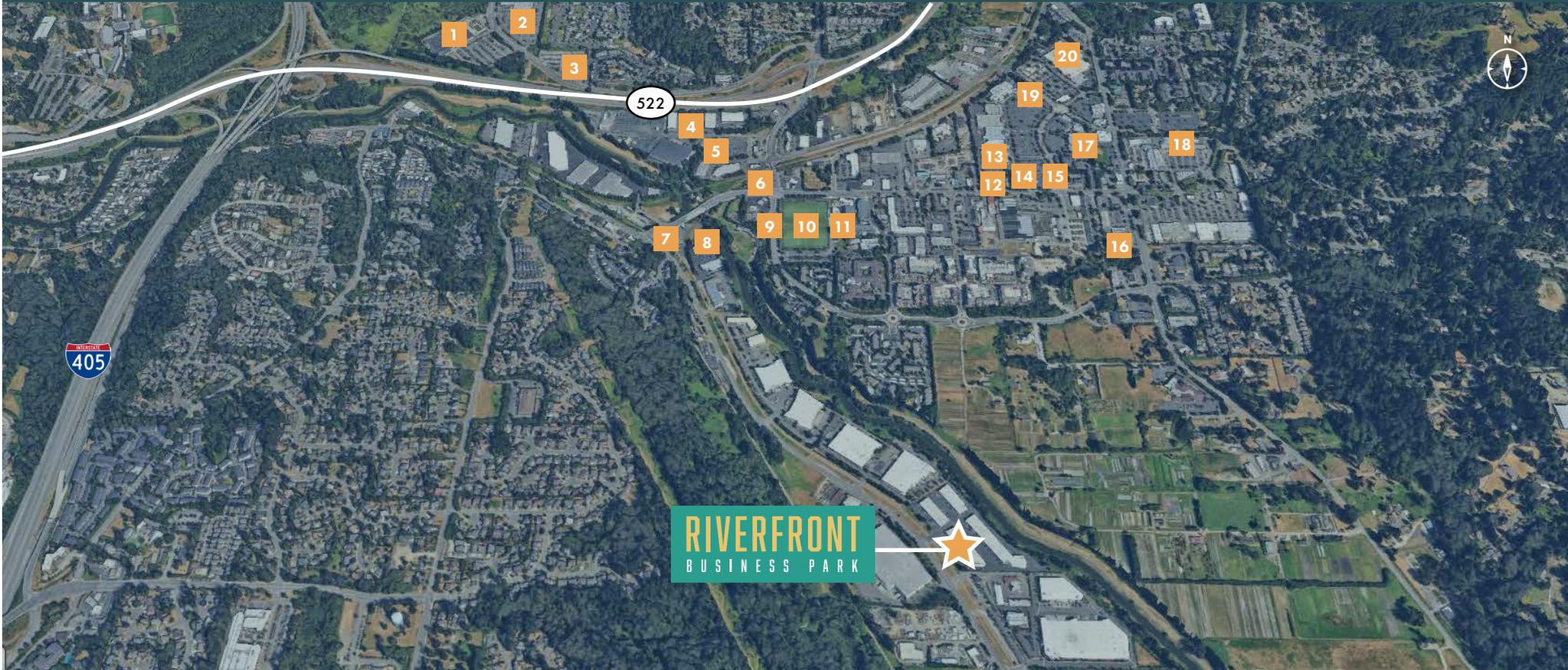
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- | | | | |
|---------------------------|-----------------------------------|------------------------------------|-------------------------------------|
| 1 The Home Depot | 6 McLendon's Hardware | 11 The Schoolhouse District | 16 McDonalds |
| 2 Starbucks | 7 Cut Shop Restaurant | 12 FedEx Shipping Center | 17 AMC Theatres Woodinville |
| 3 24 Hour Fitness | 8 Mercury Coffee Shop | 13 Haggen Food & Pharmacy | 18 Woodinville Park & Ride |
| 4 Crucible Brewing | 9 Jack in the Box | 14 Panera Bread | 19 Red Robin Gourmet Burgers |
| 5 US Post Office | 10 Woodinville Play Fields | 15 Chipotle | 20 Target |



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