



# WOODINVILLE INDUSTRIAL CENTER



AVAILABLE APRIL 2027

105,038 SF STAND-ALONE  
LEASE OPPORTUNITY

23518 63RD AVE SE  
WOODINVILLE, WA



**AVAILABLE  
APRIL 2027**

# WOODINVILLE INDUSTRIAL CENTER



## BUILDING HIGHLIGHTS

- 105,038 SF (12,000 SF OFFICE - 5,540 SF 2ND FLOOR)
- 24 DOCK HIGH DOORS
- 5 GRADE LEVEL LOADING DOORS
- 4,000 AMPS OF 480/277V 3 PHASE POWER
- 25'-36' CLEAR HEIGHT
- YEAR BUILT 2000
- ZONING COUNTY: ZONING LI

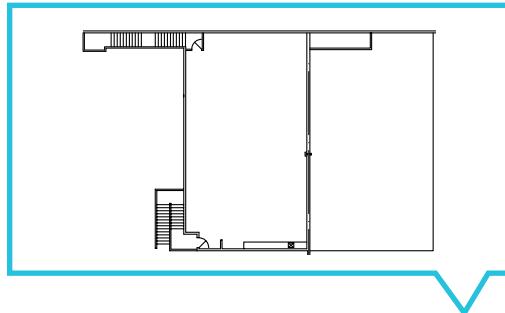
The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



# WOODINVILLE INDUSTRIAL CENTER

23518 63RD AVE SE | WOODINVILLE, WA

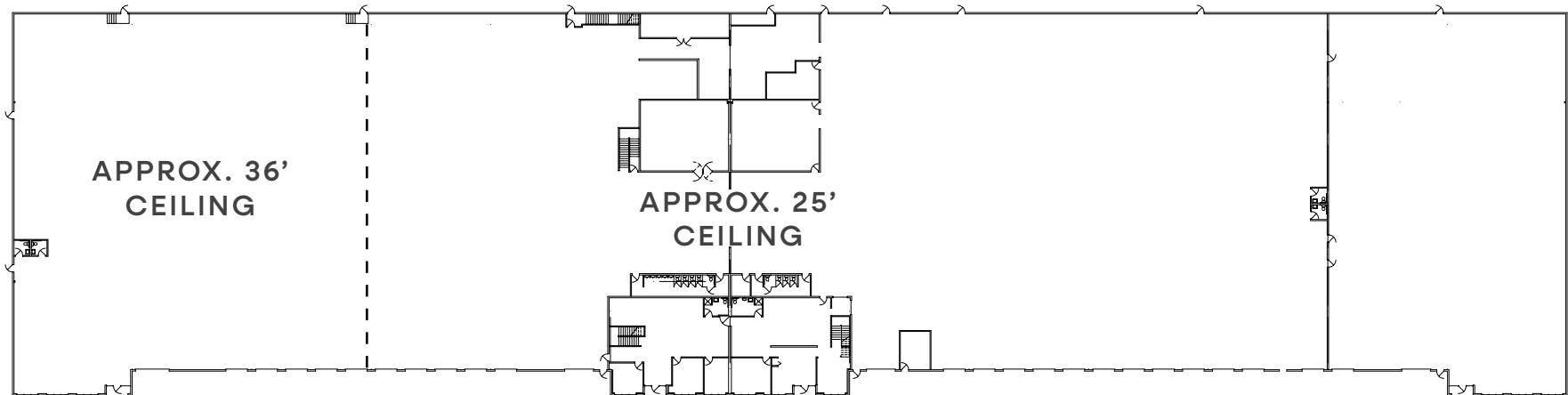
2ND  
FLOOR



105,038 SF

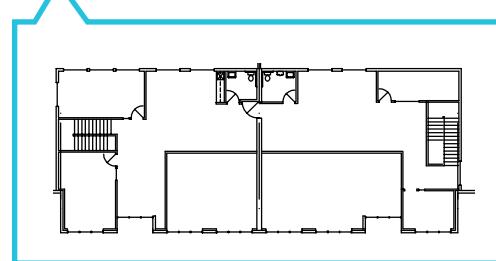
AVAILABLE APRIL 2027

1ST  
FLOOR



**FLOOR SLAB:**  
WESTERN 300 FT 7.5" STEEL REINFORCED SLAB  
EASTERN 350 FT 6.0" STEEL REINFORCED SLAB

2ND  
FLOOR

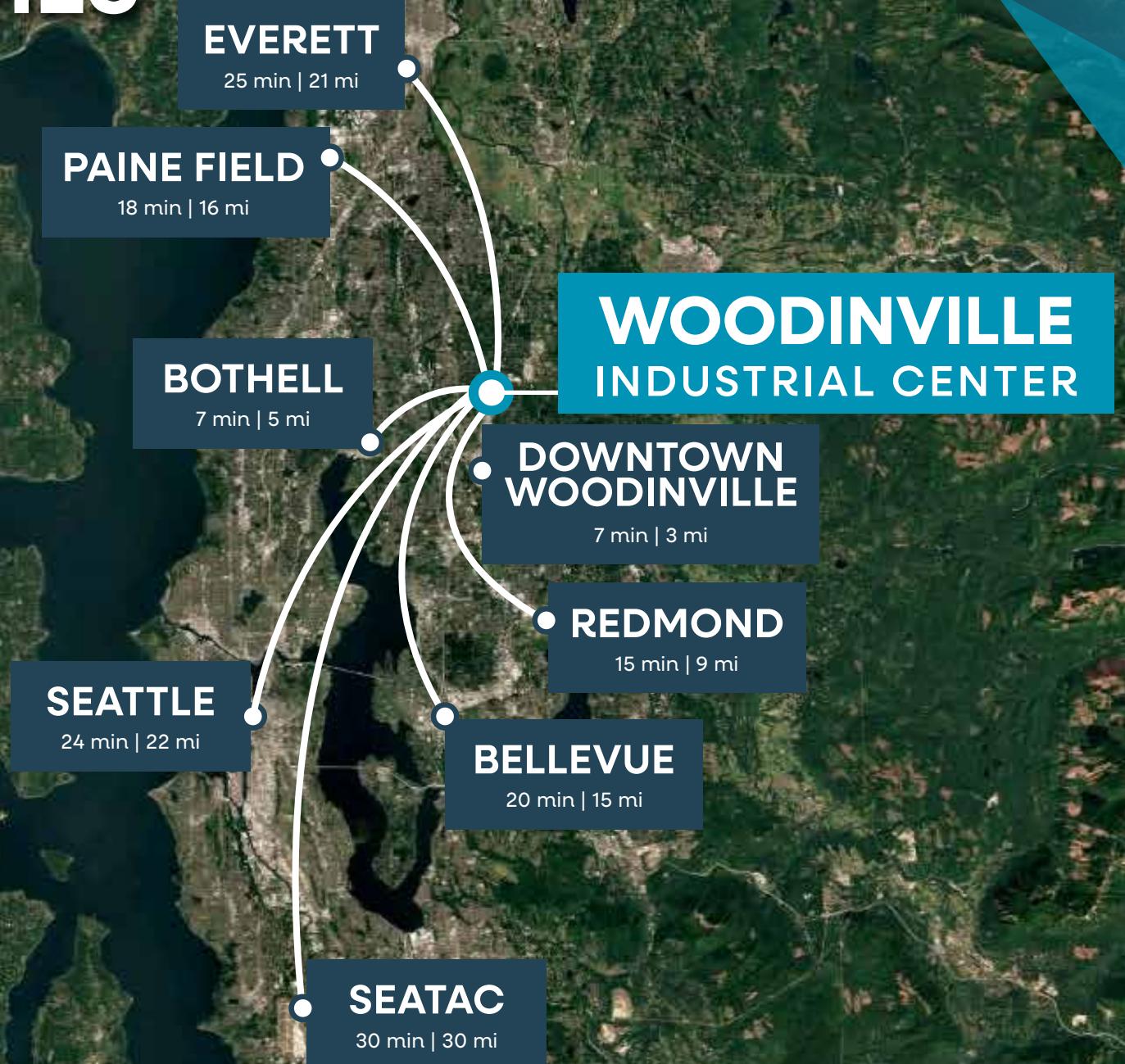


ERIC MEUSSNER | 425.274.4282 | [meussner@broderickgroup.com](mailto:meussner@broderickgroup.com)





# DRIVE TIMES



# CORPORATE NEIGHBORS

DOWNTOWN  
WOODINVILLE



BOTHELL

NORTH CREEK  
BOTHELL



University Swaging  
A PCC COMPANY

WOODINVILLE  
INDUSTRIAL CENTER

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