

# WOODINVILLE INDUSTRIAL CENTER

23518 63RD AVE SE  
WOODINVILLE, WA

**AVAILABLE APRIL 2027**  
**105,038 SF STAND-ALONE**  
**LEASE OPPORTUNITY**



**AVAILABLE  
APRIL 2027**

# WOODINVILLE INDUSTRIAL CENTER



## BUILDING HIGHLIGHTS

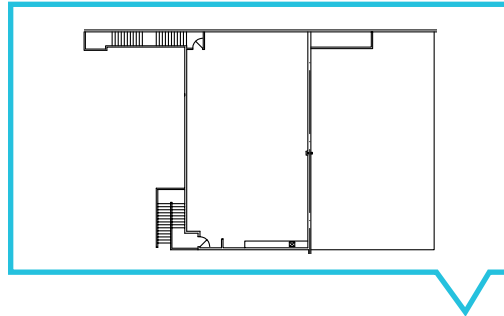
- 105,038 SF (12,000 SF OFFICE - 5,540 SF 2ND FLOOR)
- 24 DOCK HIGH DOORS
- 5 GRADE LEVEL LOADING DOORS
- 4,000 AMPS OF 480/277V 3 PHASE POWER
- 25'-36' CLEAR HEIGHT
- YEAR BUILT 2000
- ZONING COUNTY: ZONING LI

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

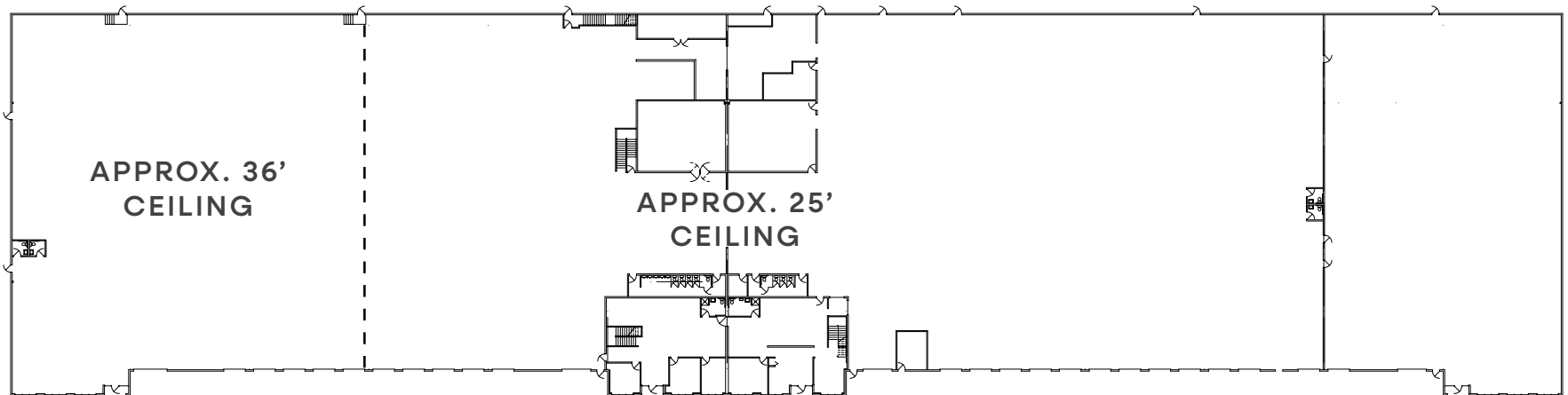
23518 63RD AVE SE | WOODINVILLE, WA

**2ND  
FLOOR**



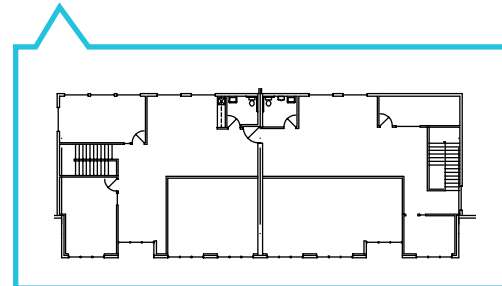
**105,038 SF**  
**AVAILABLE APRIL 2027**

**1ST  
FLOOR**



**FLOOR SLAB:**

WESTERN 300 FT 7.5" STEEL REINFORCED SLAB  
EASTERN 350 FT 6.0" STEEL REINFORCED SLAB

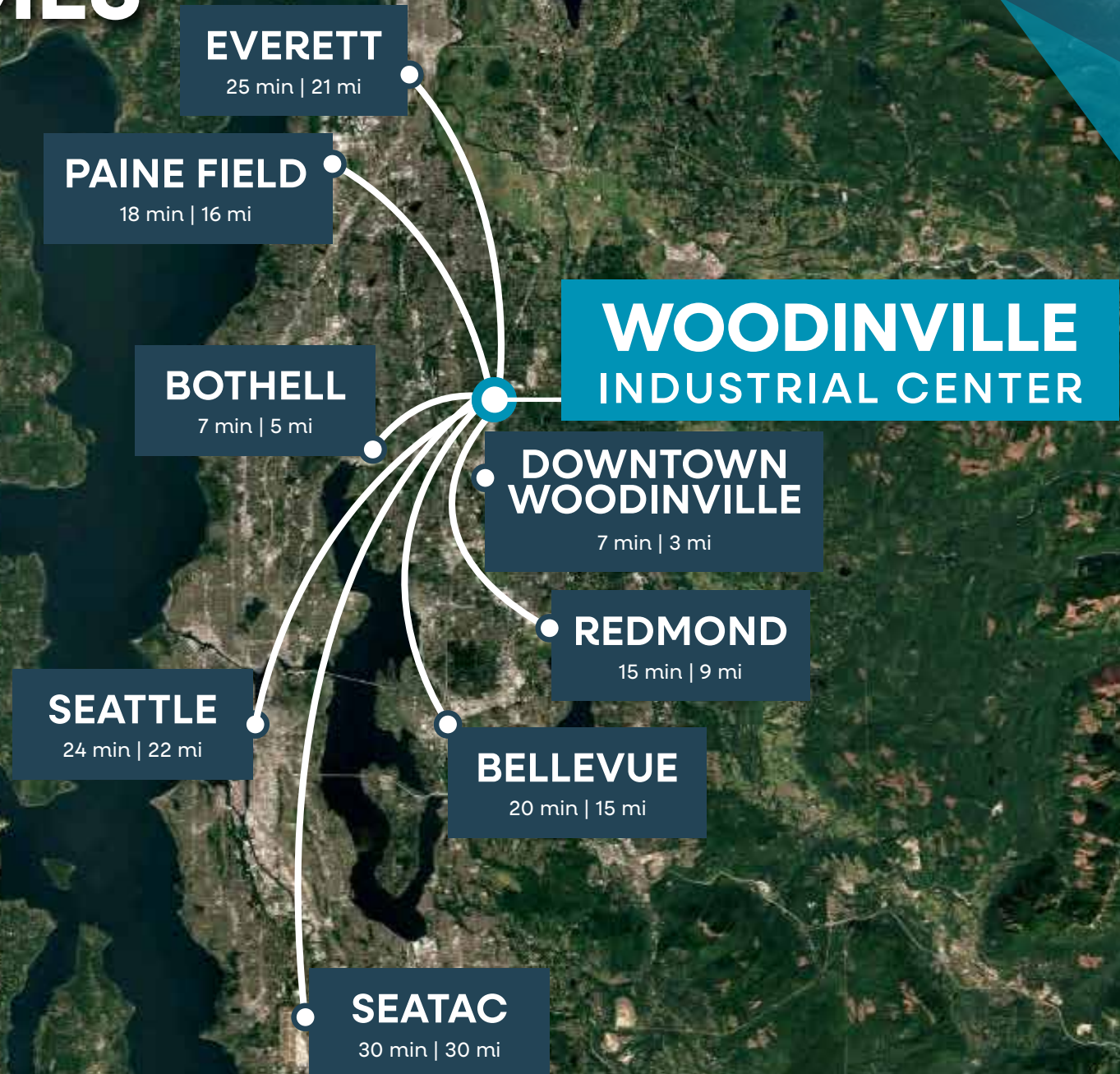


**2ND  
FLOOR**





# DRIVE TIMES







# CORPORATE NEIGHBORS

BOTHELL

DOWNTOWN  
WOODINVILLE

NORTH CREEK  
BOTHELL

redapt

KYMETA

FLOOR  
DECOR &  
TILE • WOOD • STONE

FLOW CONTROL  
INDUSTRIES, INC.

DYNON

skoflo

PELOTON

PRECOR

COSTCO  
WHOLESALE

WOODINVILLE  
INDUSTRIAL CENTER

ECHODYNE



PRIMUS  
INTERNATIONAL

University Swaging  
A PCC COMPANY

SPACEX

TW METALS  
AN ONI COMPANY

