

FOR SALE

CPNINE

EASTSIDE INDUSTRIAL



BRODERICK
• GROUP •

22214 20TH AVE SE | BOTHELL, WASHINGTON

CPNINE

EASTSIDE INDUSTRIAL

BRODERICK
GROUP



ASKING PRICE
\$12,775,000

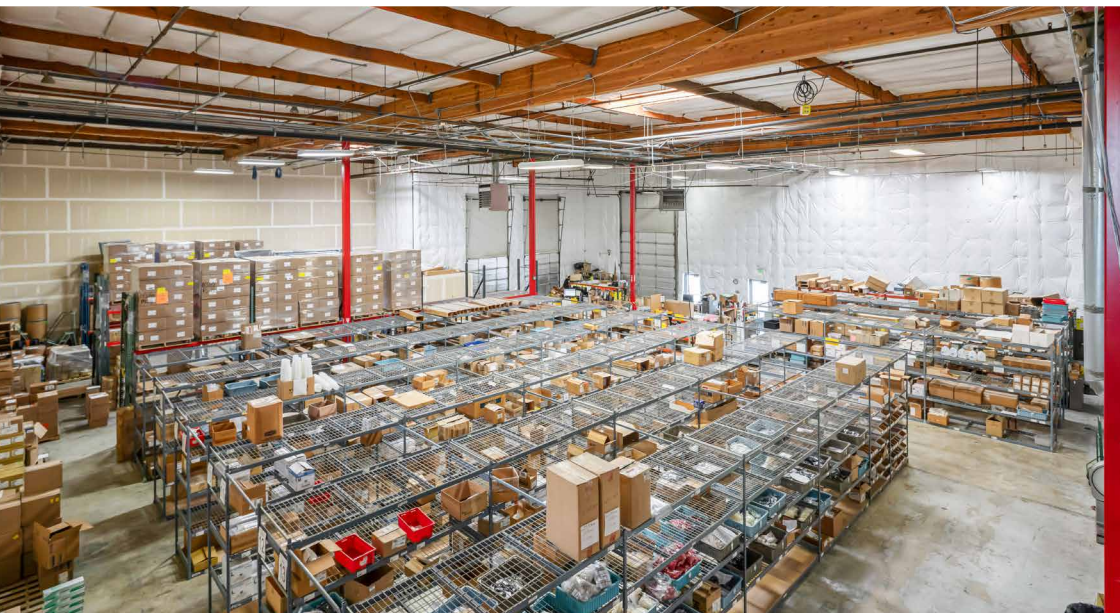
BUILDING HIGHLIGHTS

- SALE-LEASE BACK THRU AUGUST 2028
- APPROX. 37,978 SF TOTAL
- 21,983 SF WAREHOUSE
- 10,585 SF OFFICE
- 5,410 SF 2ND FLOOR STORAGE
- 2.38 ACRES
- WAREHOUSE CLEAR HEIGHT:
APPROX. 24' 6" - 26'
- POWER:
APPROX. 600 AMPS 480V / 208 V 3 PHASE
- LOADING: 2 GRADE LEVEL LOADING DOORS, 6
DOCK HIGH LOADING DOORS



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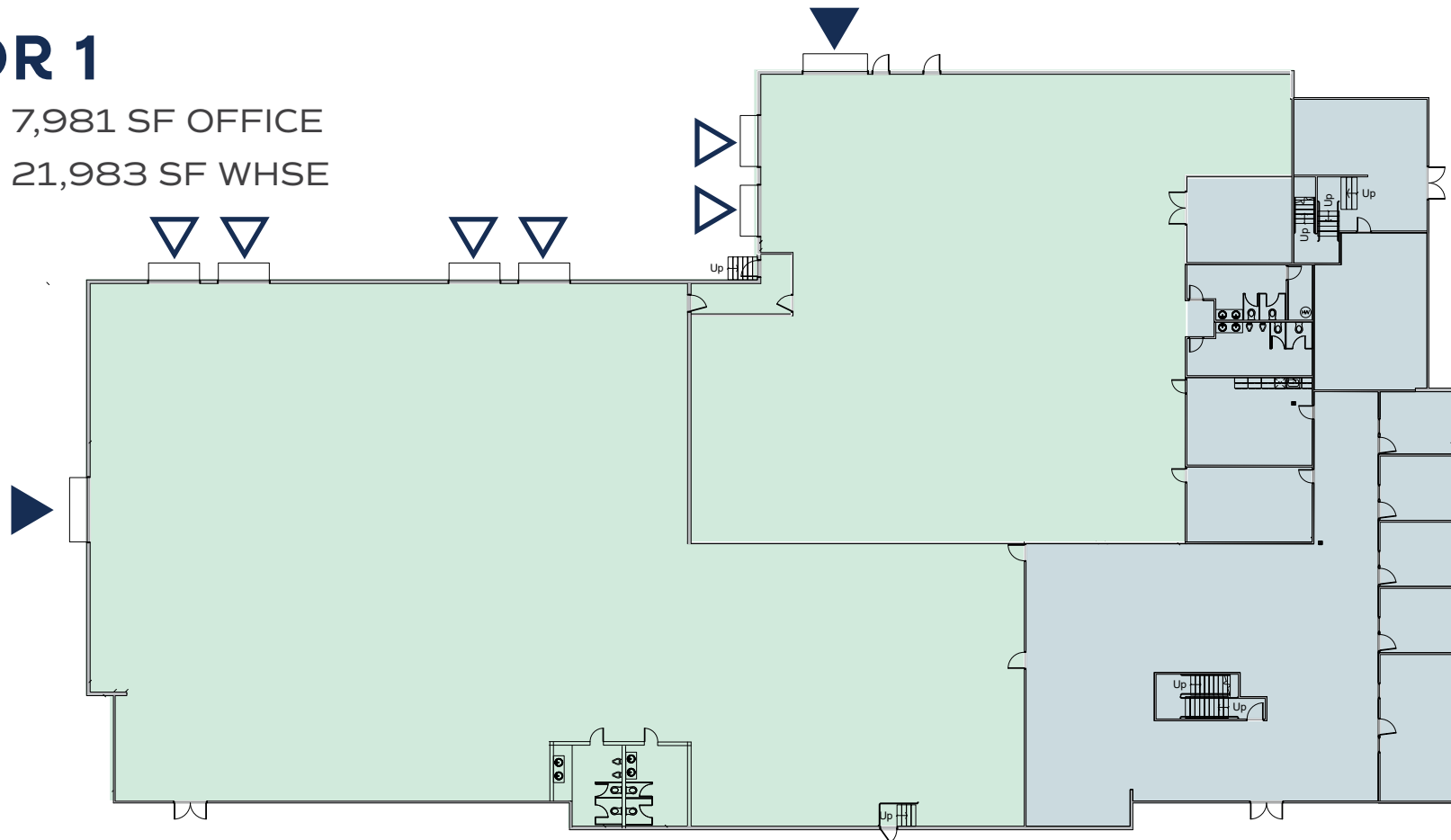
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FLOOR 1

APPROX. 7,981 SF OFFICE

APPROX. 21,983 SF WHSE



■ WAREHOUSE ■ OFFICE ▲ DOCK HIGH ▲ GRADE LEVEL

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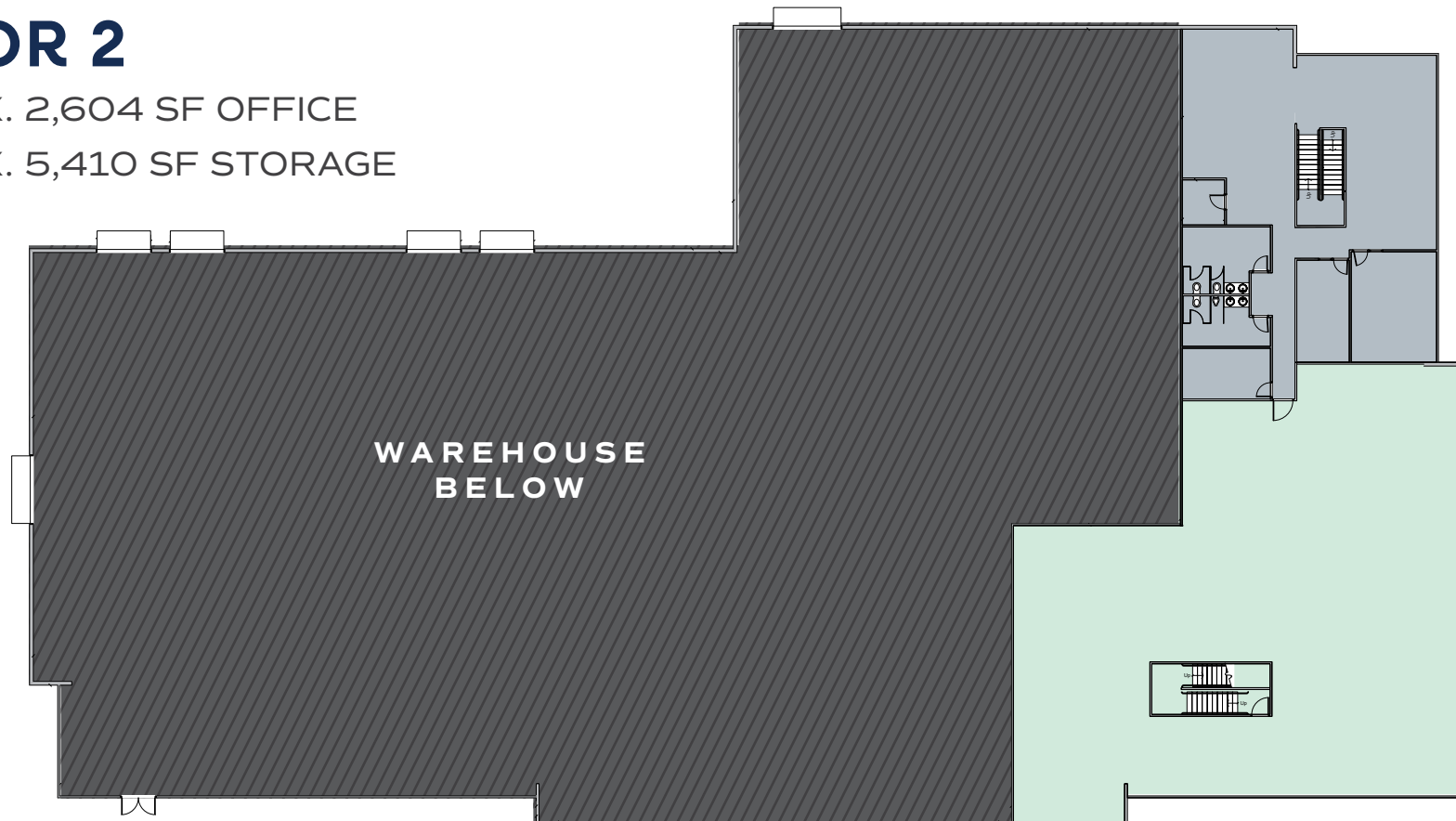
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FLOOR 2

APPROX. 2,604 SF OFFICE

APPROX. 5,410 SF STORAGE



■ STORAGE ■ OFFICE

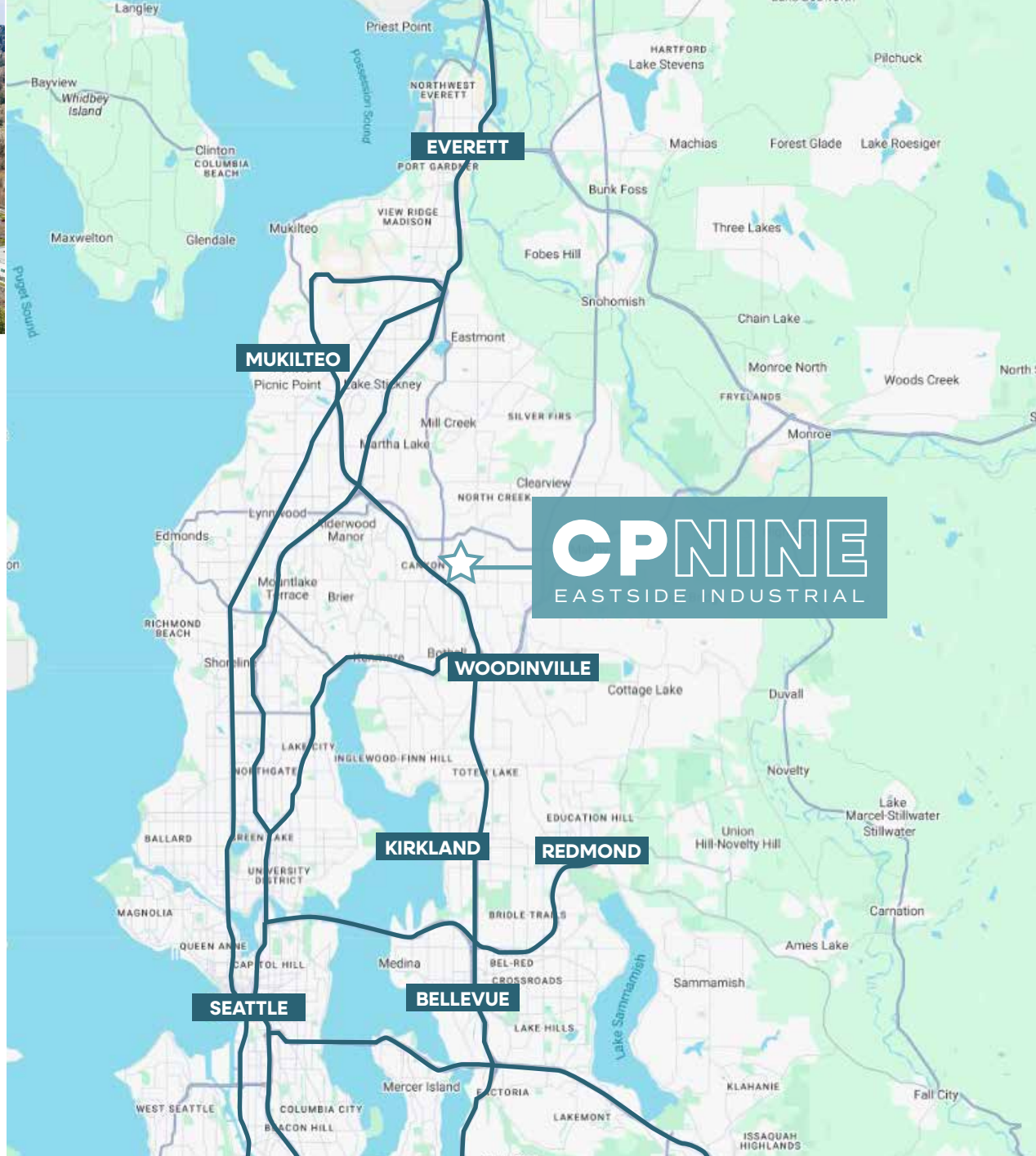
BRODERICK
· GROUP ·

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NEARBY TENANTS





DRIVE TIMES

BELLEVUE

20 MINUTES | 15 MILES

WOODINVILLE

10 MINUTES | 5 MILES

KIRKLAND

14 MINUTES | 10 MILES

REDMOND

18 MINUTES | 13 MILES

EVERETT

18 MINUTES | 15 MILES

SEATTLE

24 MINUTES | 22 MILES



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