

REDMOND

153RD INDUSTRIAL

9680 153RD AVE NE | REDMOND, WA



21,352 SF FREESTANDING INDUSTRIAL BUILDING

FOR SALE

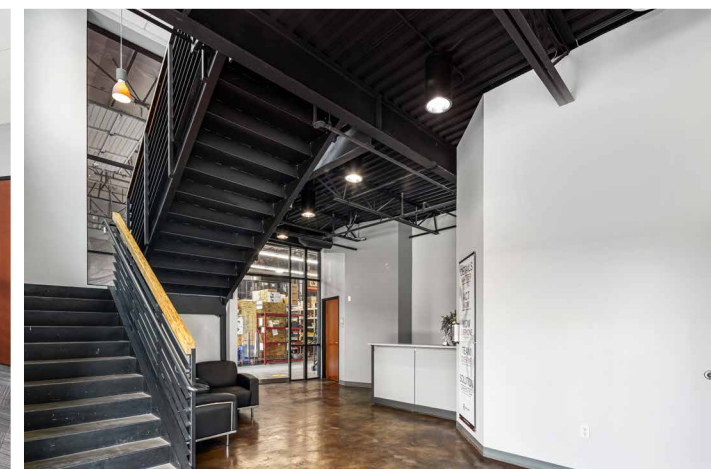
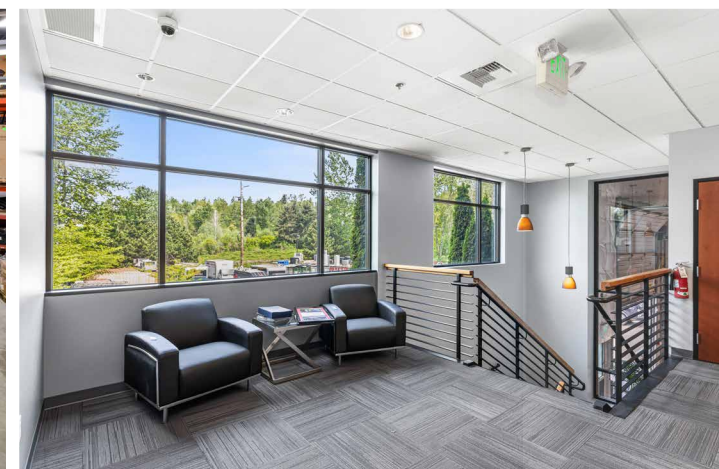
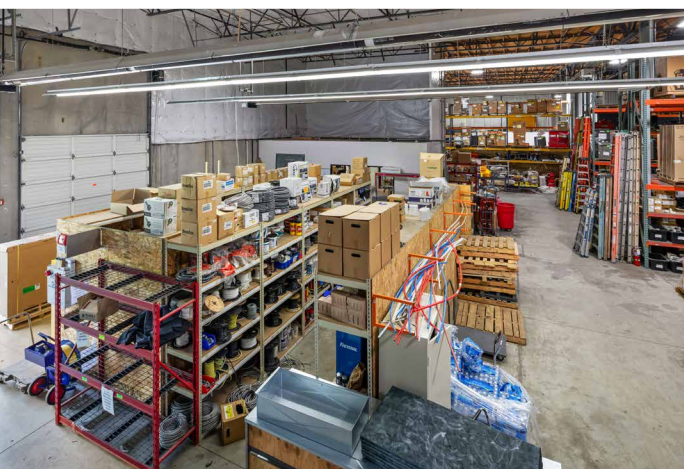
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RARE WILLOWS REDMOND STANDALONE OWNER-USER INDUSTRIAL **PURCHASE OPPORTUNITY**

A rare chance to own in Redmond's most sought-after industrial market. The building delivers a high-functional standalone warehouse paired with a well-designed two-story office, all within the coveted MP city of Redmond zoning – offering the operational flexibility and locational prestige that owner-users demand.



TYLER SLONE | 425.274.4281 | slone@broderickgroup.com

ERIC MEUSSNER | 425.274.4282 | meussner@broderickgroup.com

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.

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PROPERTY HIGHLIGHTS

ADDRESS	9680 153rd Ave NE Redmond, WA
YEAR BUILT	2006
SIZE	Total: 21,352 RSF + Yard Warehouse: ~15,412 RSF Office: ~5,940 RSF
CEILING HEIGHTS	~22-24' Clear
LOADING	GL Loading
ZONING	MP Zoning
OTHER	<ul style="list-style-type: none">• Insulated warehouse walls• Gated, Paved & Lit Yard• Exterior Vehicle Charging



ASKING PRICE

\$8,550,000



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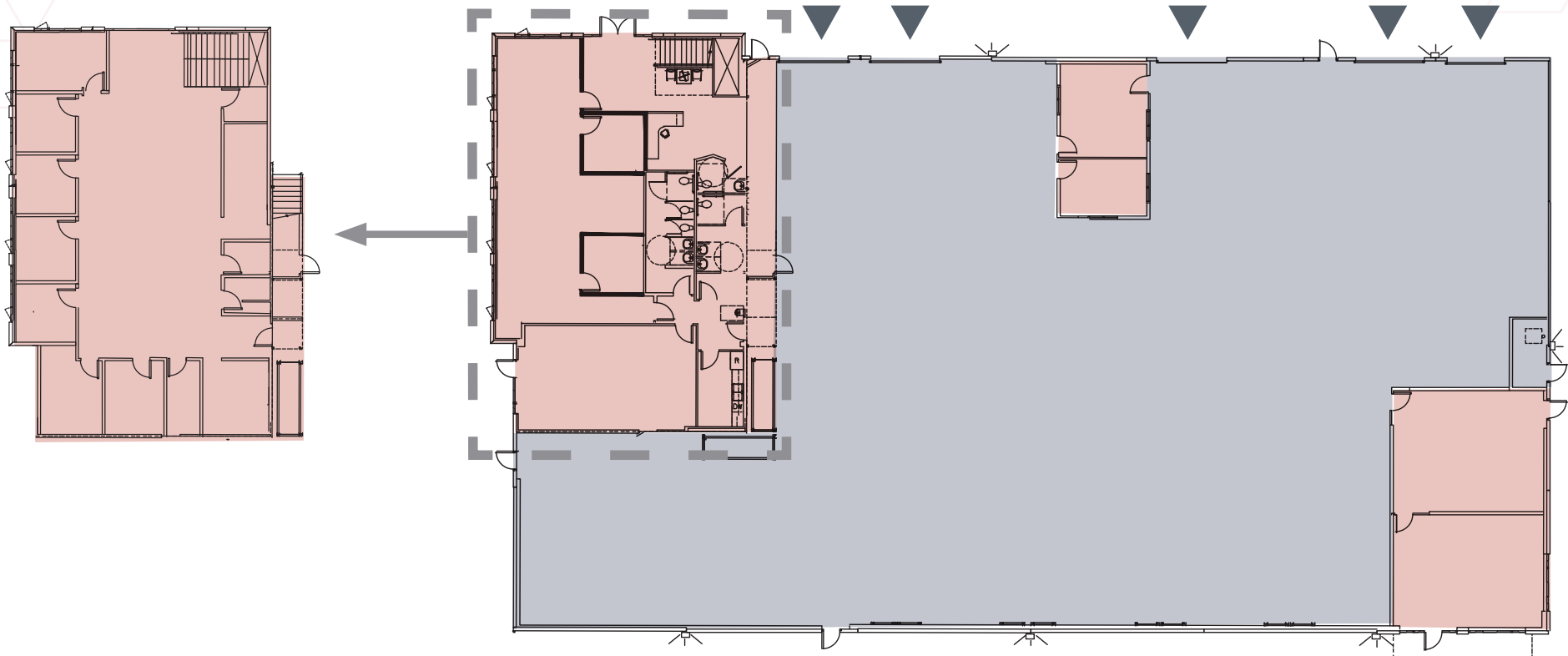
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FLOOR PLANS

21,352 SF Total Building

15,412 RSF Warehouse

5,940 RSF Office



■ OFFICE ■ WAREHOUSE ▲ GRADE LEVEL LOADING DOORS





DRIVE TIMES

DOWNTOWN BELLEVUE

12 MINUTES | 9 MILES

DOWNTOWN REDMOND

9 MINUTES | 4 MILES

KIRKLAND

10 MINUTES | 5 MILES

DOWNTOWN SEATTLE

22 MINUTES | 18 MILES