

20300 WOODINVILLE-SNOHOMISH ROAD NE | WOODINVILLE WA

20300

WOODINVILLE - SNOHOMISH ROAD



BRODERICK
• GROUP •

**49,296 SF TOTAL BUILDING
APPROX. 1 ACRE SECOND YARD**



**3.51
ACRES**



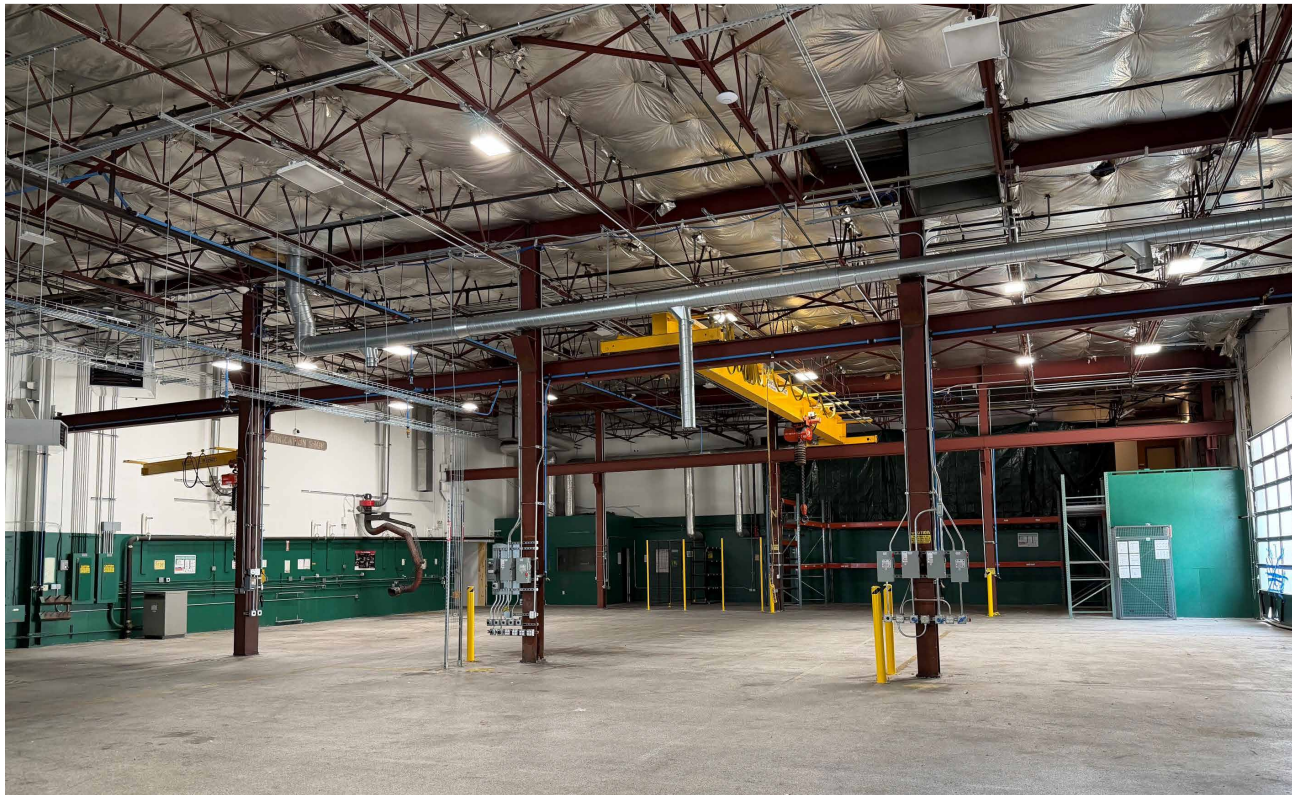
**SINGLE TENANT
BUILDING OPPORTUNITY**

20300

WOODINVILLE - SNOHOMISH ROAD

BUILDING HIGHLIGHTS

- 3.51 Acres
- Single Tenant Building Opportunity
- 49,296 SF
- Approx. 24,113 SF Office
- Approx. 25,183 SF Warehouse/R&D Area (includes approx. 4,760 SF Temperature Controlled High Bay Area)
- Approx. 1 Acre Outside Yard
- ~22'-24' Warehouse Clear Height
- Crane Served Warehouse; 5 ton and 1 ton cranes
- Compressed Air Lines
- 3 Grade Level Loading Doors
- Power: 1400 amps 277/480v. Multiple drop down transformers to 120/208v
- Zoned "I" Industrial



An aerial photograph of an industrial facility. In the foreground, a large white building with a flat roof is visible, surrounded by parking lots filled with cars and trucks. To the left, there's a yellow crane. In the background, there are more industrial buildings, some with red roofs, and a dense forest of evergreen trees. The sky is clear and blue.

20300

WOODINVILLE - SNOHOMISH ROAD

20300 WOODINVILLE-SNOHOMISH ROAD NE | WOODINVILLE WA

20300

WOODINVILLE - SNOHOMISH ROAD NE
WOODINVILLE, WASHINGTON

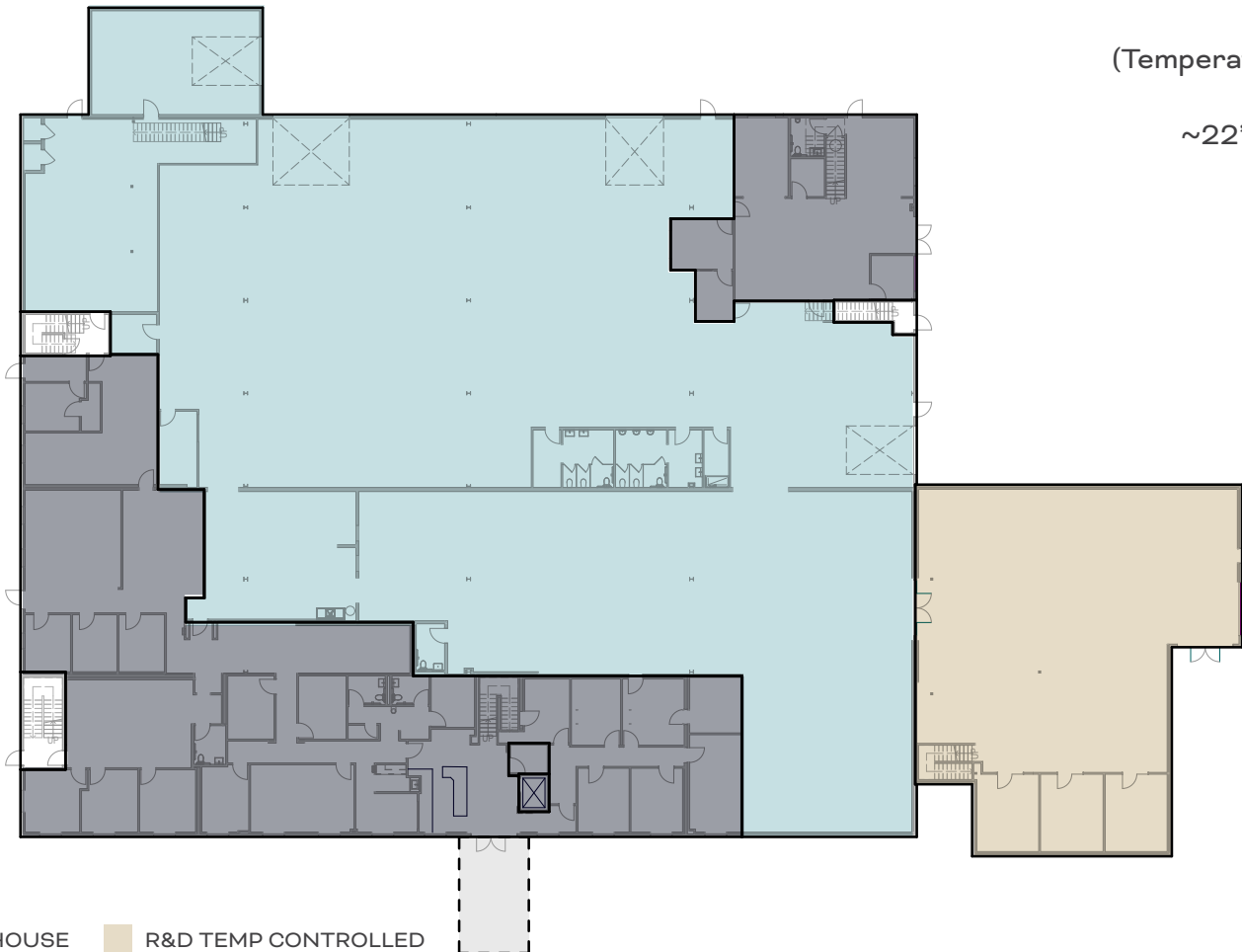
FLOOR 1

Approx. 35,612 Total RSF 1st Floor
Approx. 9,830 SF Office
Approx. 20,423 SF Warehouse
Approx. 4,760 SF R&D Area
(Temperature controlled High Bay Area)

~22'-24' - Warehouse Clear Height

3 Grade Level
Loading Doors

Available Now



OFFICE WAREHOUSE R&D TEMP CONTROLLED

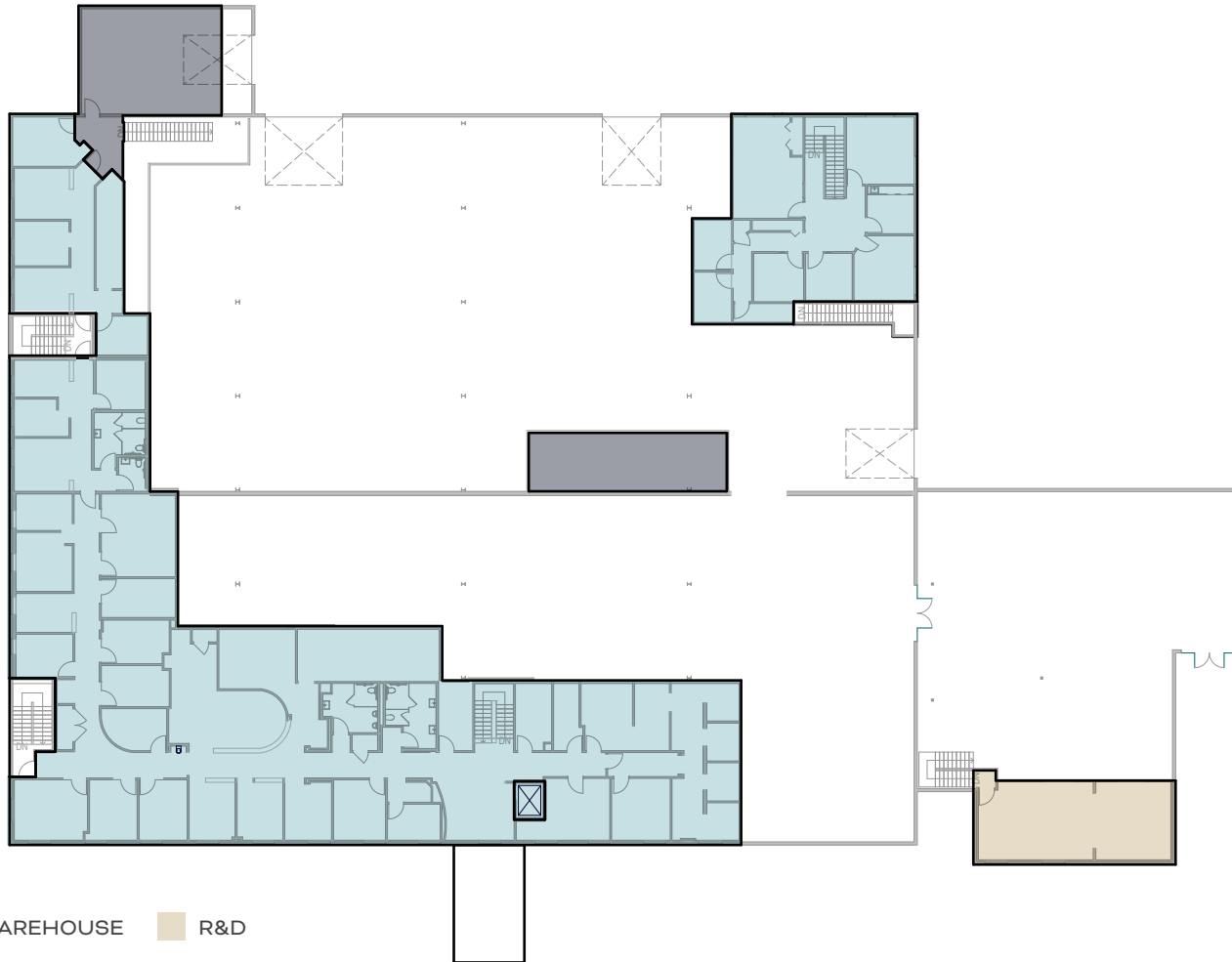
20300

WOODINVILLE - SNOHOMISH ROAD NE
WOODINVILLE, WASHINGTON

FLOOR 2

13,134 Total RSF
11,792 SF Office
1,343 SF Warehouse
778 SF R&D Area

Available Now



OFFICE WAREHOUSE R&D



KIRKLAND
BELLEVUE



CORPORATE NEIGHBORS

BOTHELL



NORTH CREEK BOTHELL



DOWNTOWN
WOODINVILLE

