

EXCELLENT IOS, DISTRIBUTION, MANUFACTURING
AND INDUSTRIAL SUPPLY OPPORTUNITY

I-90

INDUSTRIAL CENTER

TWO BUILDINGS FOR A TOTAL OF 192,401 RSF | 27.33 ACRES

47000 - 47020 SE 144TH STREET | NORTH BEND, WA 98045

BRODERICK
• GROUP •

27.33
ACRES

EP
ZONING

**PAVED SECURED & LIT
OUTSIDE STORAGE YARD**

**2,500 AMPS 480v
WITH ABILITY TO DELIVER
5,000 AMPS 480V**

SIGNIFICANT
**OPERATIONAL
EXPENSE ADVANTAGES**

AVAILABLE
DECEMBER 1, 2026

PROPERTY HIGHLIGHTS

47000 SE 144th Street
North Bend, WA 98045

Total: 42,615 RSF
Approx. 36,920 RSF warehouse &
Approx. 5,695 RSF office

~22' Clear Height

18 Dock High Doors & 12 GL Doors
Cross Dock Loading

47020 SE 144th Street
North Bend, WA 98045

Total: 149,786 RSF
Approx. 136,179 RSF warehouse &
Approx. 13,607 RSF office

~ 25' Clear Height

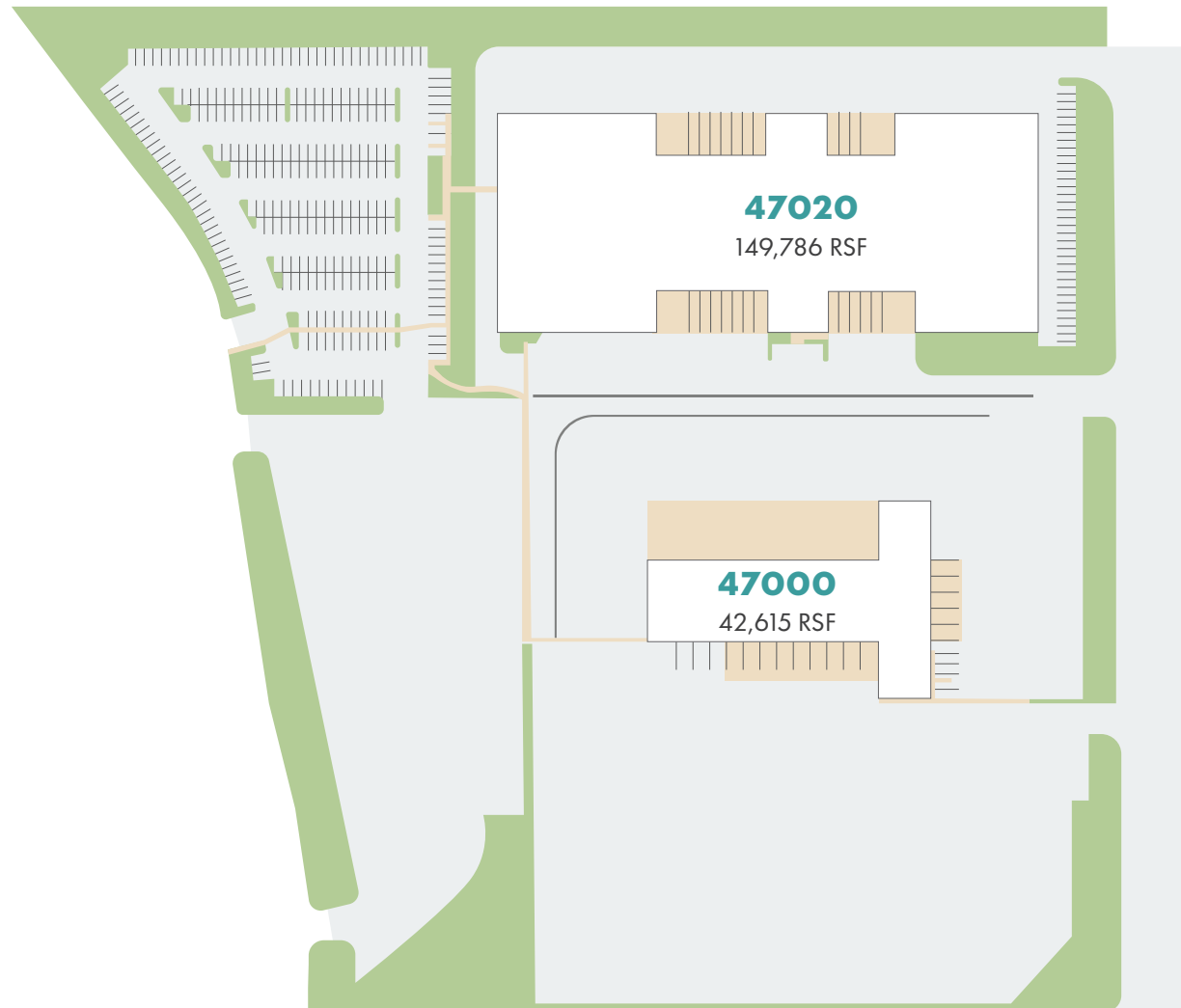
28 Dock High Doors and 6 GL Doors
Cross Dock Loading

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SITE PLAN



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FLOOR PLAN

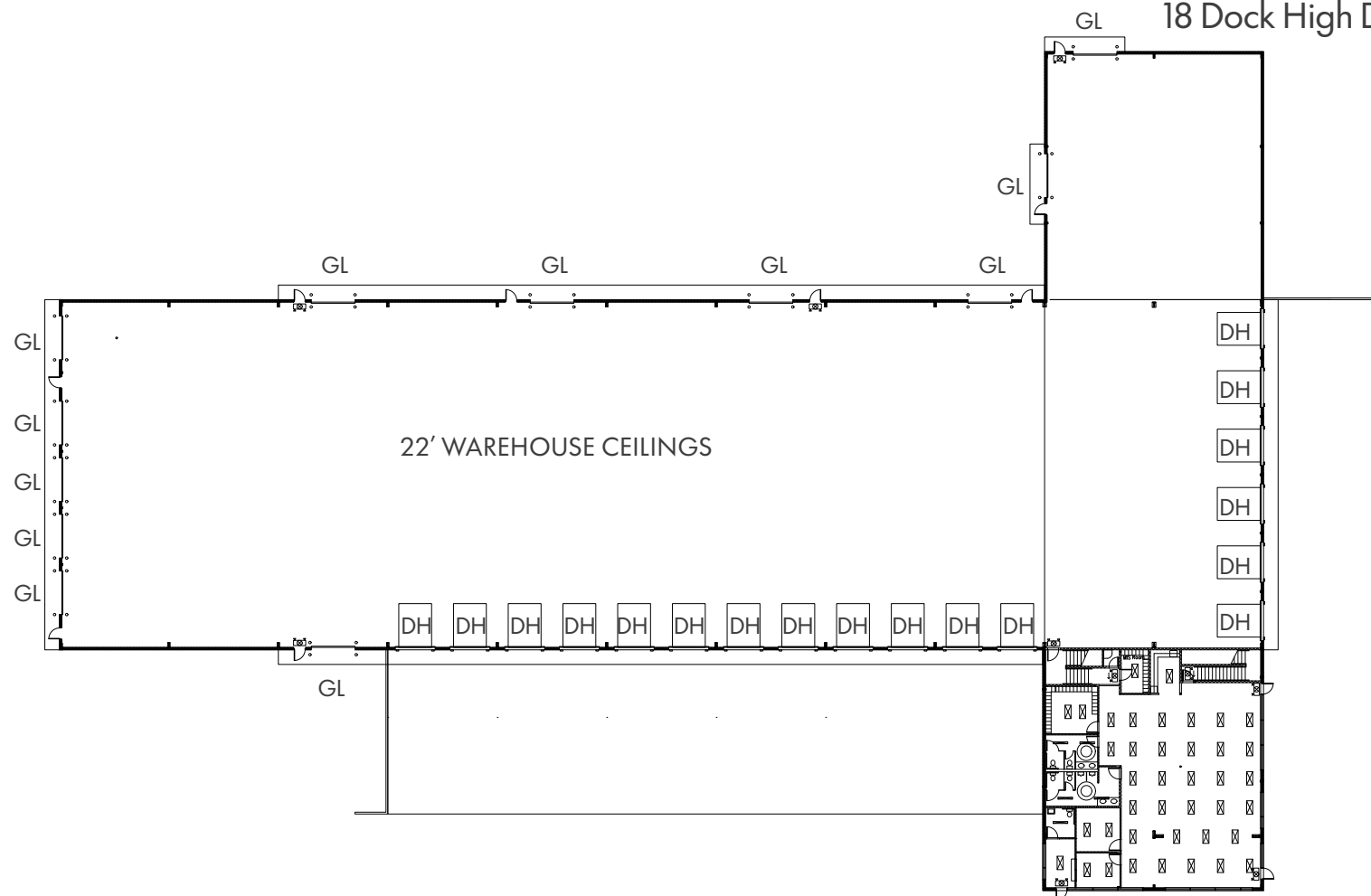
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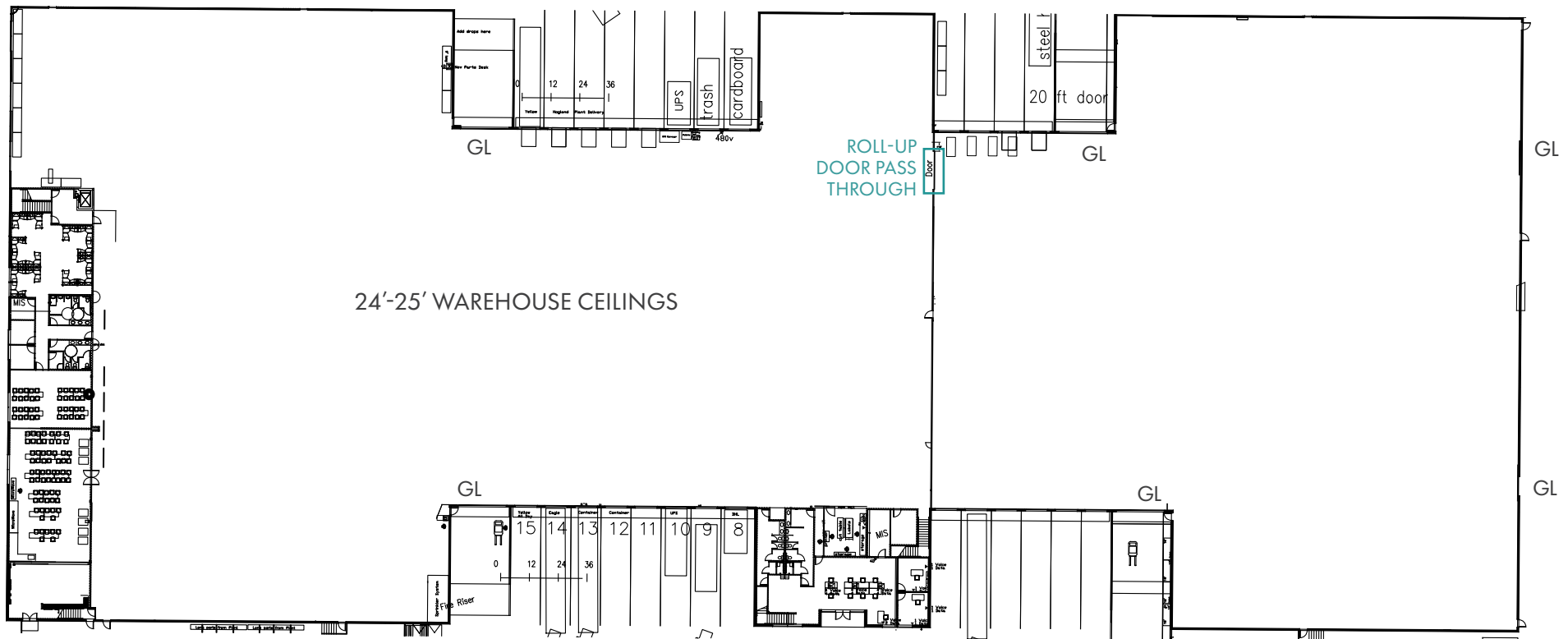
FLOOR PLAN

TOTAL: 149,786 RSF

Approx. 136,179 RSF warehouse &

Approx. 13,607 RSF office

28 Dock High and 6 Grade Level Doors



SNOQUALMIE

15 MINUTES | 10 MILES

ISSAQUAH

18 MINUTES | 18 MILES

DOWNTOWN

BELLEVUE

28 MINUTES | 28 MILES

REDMOND

35 MINUTES | 31 MILES

BOTHELL

40 MINUTES | 39 MILES

PORT OF SEATTLE

40 MINUTES | 35 MILES

RENTON

35 MINUTES | 34 MILES

KENT

40 MINUTES | 32 MILES

PUYALLUP

45 MINUTES | 45 MILES

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DRIVE TIMES

