

VALLEY CENTRE CORPORATE PARK



**THE PREMIER INDUSTRIAL
PARK IN THE KENT VALLEY**

**B ST NW & 30TH ST NW
AUBURN, WA**

VALLEY CENTRE

Valley Centre Corporate Park is the premier industrial park in the Kent Valley. Located immediately off SR-167 in Auburn, this 1,084,409 square foot industrial/office use project offers unparalleled quality and functionality in today's industrial market. The compelling elements of the project are:

DESIGN

- Four buildings – 1,084,409 SF Total
- Construction: 1998 (Bldgs. 1 & 2) and 1999 (Bldgs. 3 & 4)
- Concrete Tilt-up Construction
- Dock High and Grade Level Loading
- 30' Clear Height
- ESFR Sprinklers
- 50' Concrete Truck Apron and Canopies in Truck Court
- Generous Parking and Some Trailer Storage

ZONING / USE

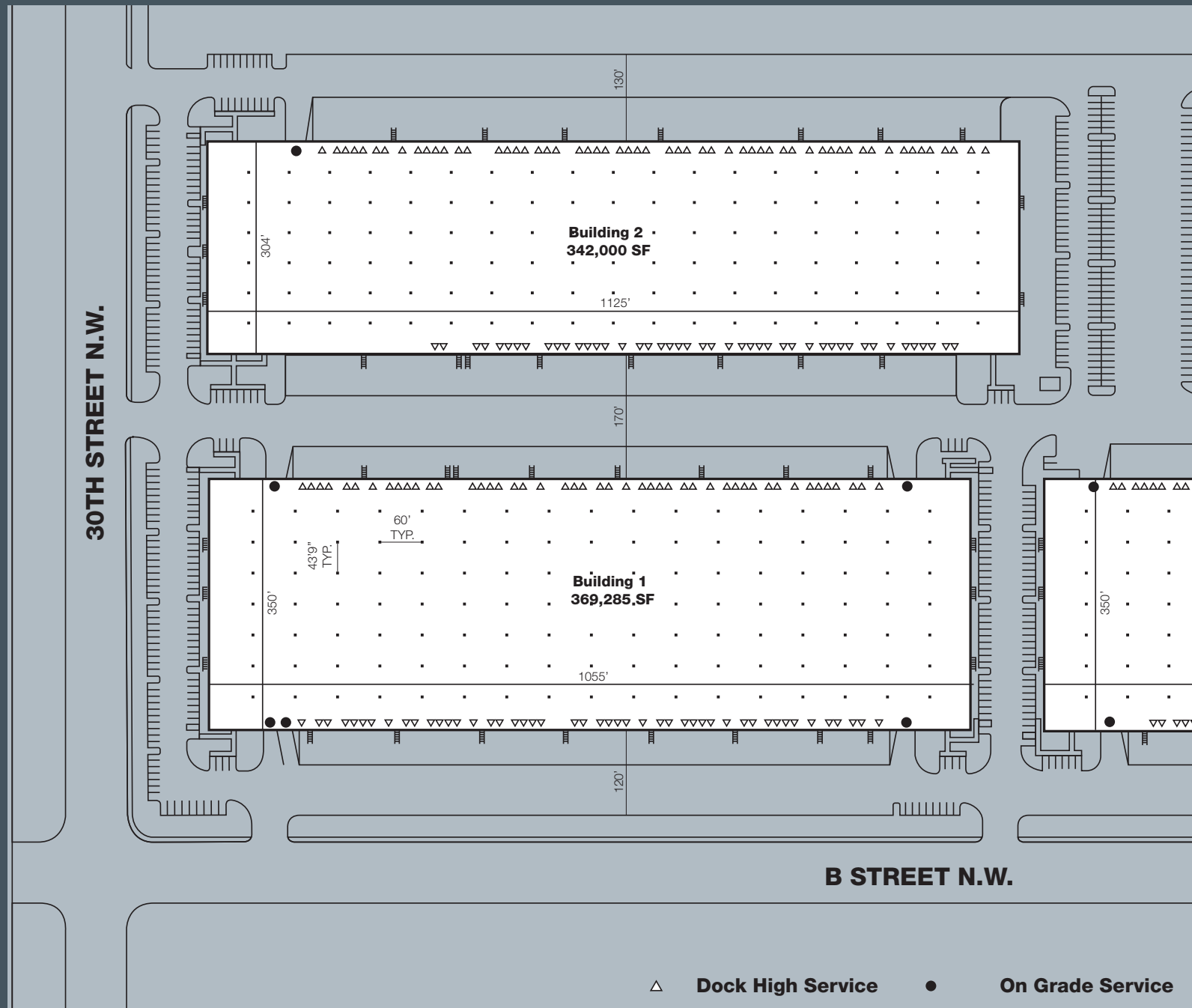
- M1 Zoning – City of Auburn

SITE

- 48.94 acres

LOCATION

- Frontage on B Street NW
- Across the street from Emerald Downs
- Just off of Hwy 167
- Located between Ports of Tacoma and Seattle

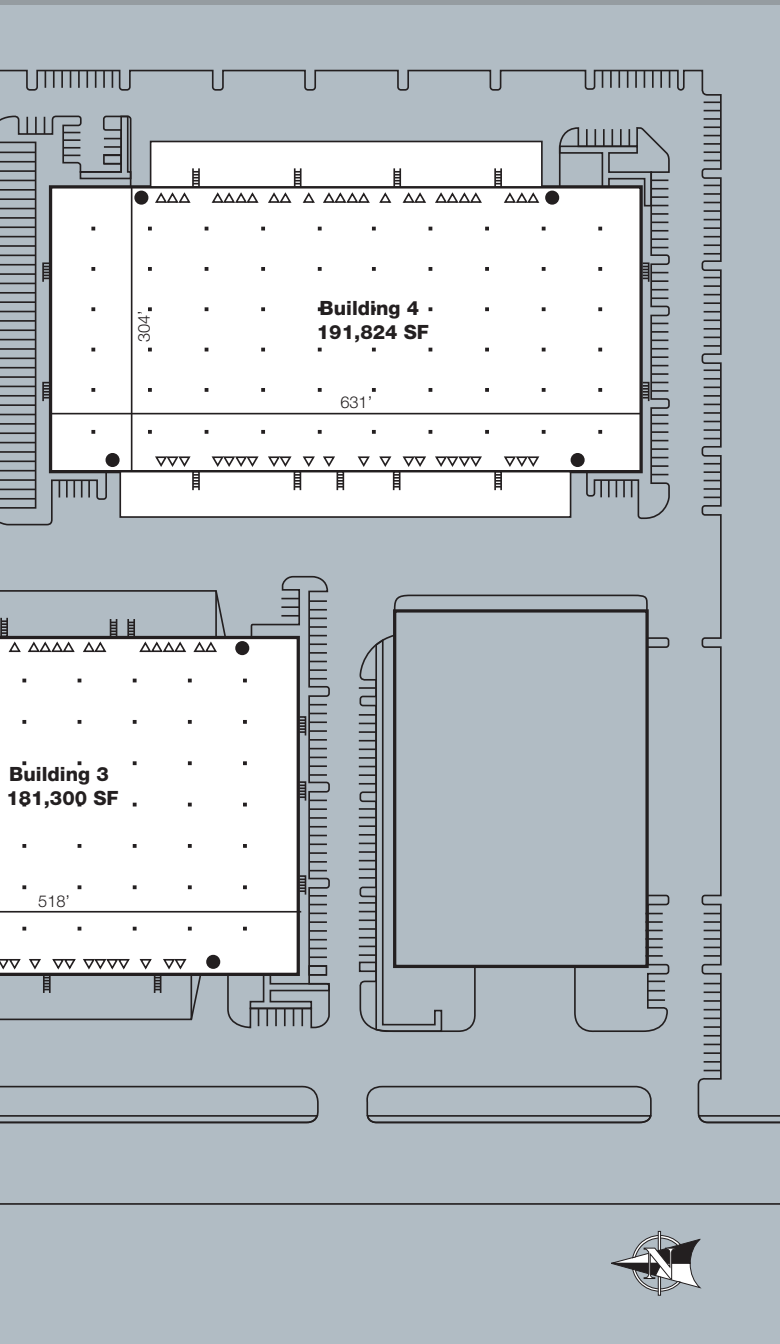


△ Dock High Service ● On Grade Service

CORPORATE PARK

DISTANCES

- SR 167: 1.2 miles
- I-5: 5.0 miles
- SeaTac Intl. Airport: 11 miles
- Port of Tacoma: 13 miles
- Port of Seattle: 26 miles



BUILDING 1 – 2820 B STREET NW

| | |
|-----------------|--|
| Total Size: | 369,285 square feet |
| Office: | 18,597 square feet |
| Clear Height: | 24' to first column, then 30' |
| Loading: | 56 DH (9' x 10'), 2 Pony Dock Doors (9' x 10'), 2 GL (12' x 14'), 19 dock levelers |
| Power: | 1200 amps of 277/480-volt, 3-phase power |
| Building Depth: | 350' |
| Column Spacing: | 43' 9" x 60' |
| Year Built: | 1998 |
| Parking: | 166 (0.49/1,000 s.f.) |

BUILDING 2 – 22 30TH STREET NW

| | |
|-----------------|---|
| Total Size: | 342,000 square feet |
| Office: | 18,730 square feet |
| Clear Height: | 34' |
| Loading: | 35 DH (9' x 10'), 12 GL (12' x 14'), 47 dock levelers |
| Power: | 4,000 amps of 277/480-volt, 3-phase power |
| Building Depth: | 304' |
| Column Spacing: | 43'9" x 60' |
| Year Built: | 1998 |
| Parking: | 209 (0.62/1,000 s.f.) |

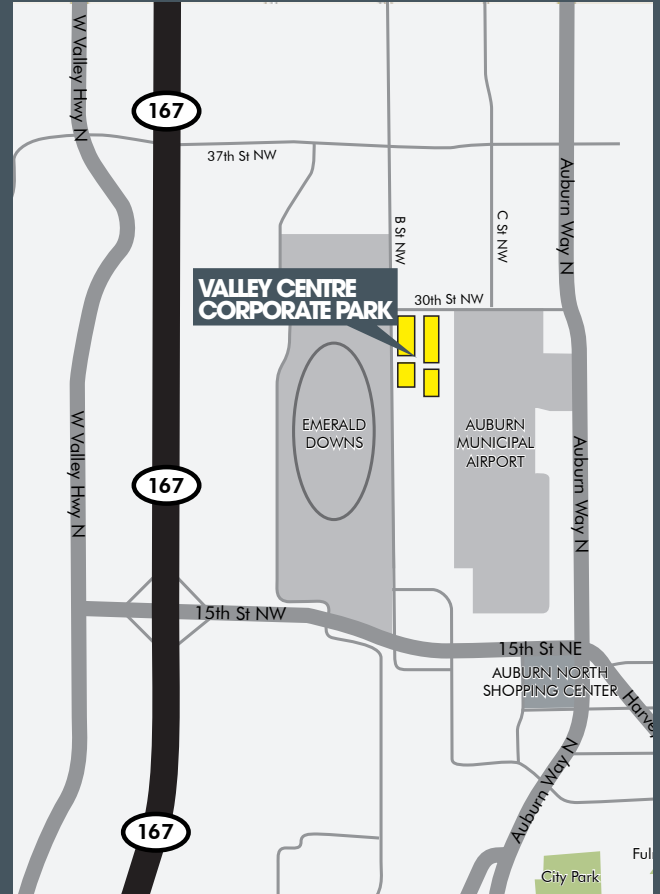
BUILDING 3 – 2530 B STREET NW

| | |
|-----------------|--|
| Total Size: | 181,300 square feet |
| Office: | 12,676 square feet |
| Clear Height: | 24' to first column, then 30' |
| Loading: | 37 DH (9' x 10'), 4 GL (12' x 14'), 34 dock levelers |
| Power: | 1,200 amps of 277/480-volt, 3-phase power |
| Building Depth: | 350' |
| Column Spacing: | 43'9" x 60' |
| Year Built: | 1999 |
| Parking: | 112 (0.62/1,000 s.f.) |

BUILDING 4 – 2302 B STREET NW

| | |
|-----------------|--|
| Total Size: | 191,824 square feet |
| Office: | 2,644 square feet |
| Clear Height: | 34' |
| Loading: | 36 DH (9' x 10'), 4 GL (12' x 14'), 30 dock levelers |
| Power: | 1,200 amps of 277/480-volt, 3-phase power |
| Building Depth: | 304' |
| Column Spacing: | 43'9" x 60' |
| Year Built: | 1999 |
| Parking: | 134 (1/1,000 s.f.) |

VALLEY CENTRE CORPORATE PARK



For additional information, please contact:

NAI Puget Sound
Properties
Commercial Real Estate Services, Worldwide.

Arie Salomon, SIOR, CCIM 425 586 5636
asalomon@nai-psp.com

Jeff Forsberg, CCIM 425 586 5610
jforsberg@nai-psp.com

Managed by: KG Investment Management, LLC
Investment Advisor: Principal Real Estate Investors, LLC

KG
INVESTMENT
MANAGEMENT

Principal
Global
Investors

The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied, as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. CONSULT YOUR ATTORNEY, ACCOUNTANT OR OTHER PROFESSIONAL ADVISOR.