

1415

MAPLE AVENUE SW • RENTON, WA 98057

RENTON INDUSTRIAL BUILDING FOR SALE



±40,059 SF INDUSTRIAL FLEX/DATA CENTER/MANUFACTURING BUILDING

CBRE

PROPERTY FEATURES

±40,059 SF INDUSTRIAL BUILDING FOR SALE



±40,059 SF GROSS BUILDING AREA



±4,500 SF OFFICE SPACE



±1.88 ACRES LAND AREA



SECURE, FENCED YARD WITH
ELECTRIC INGRESS/EGRESS GATES



26 PARKING STALLS



2 DOCK HIGH DOORS: ONE WITH
LEVELING AND ONE WITH LIFT



BREAK ROOM WITH KITCHENETTE



APPROXIMATE CLEAR HEIGHT
RANGE 14', 22', 26'



HEAVY POWER: 4,000A/480V/3P;
SYSTEM DESIGNED TO ACCEPT 2ND
4,000 A SERVICE



2,000 KW CONCURRENTLY
MAINTAINED; SYSTEM DESIGNED TO
ADD 2ND 2,000 KW GENERATOR



ZONED IM - INDUSTRIAL MEDIUM,
CITY OF RENTON



CLOSE TO I-405, I-5, I-167



POTENTIAL USES

±40,059 SF INDUSTRIAL BUILDING FOR SALE



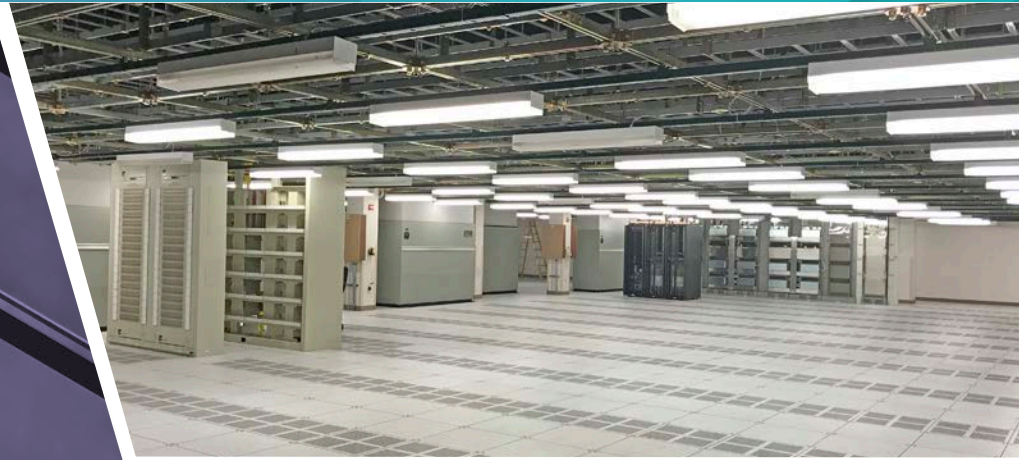
INDUSTRIAL
FLEX SPACE



DATA CENTER



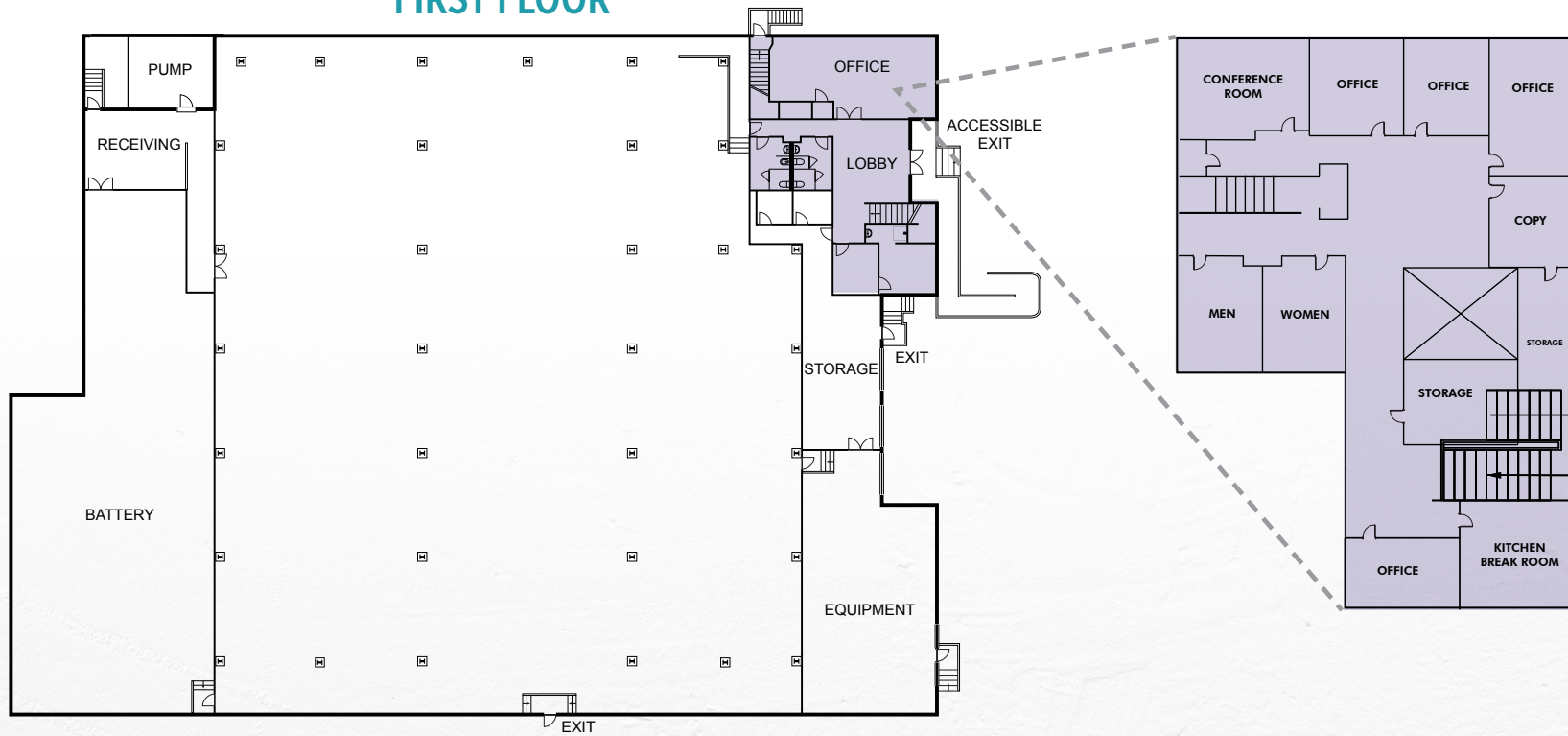
MANUFACTURING



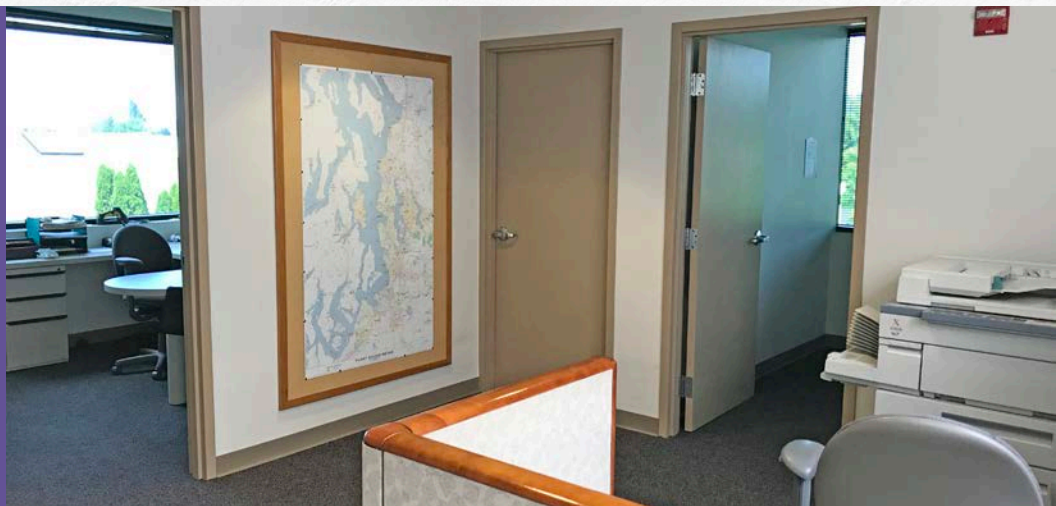
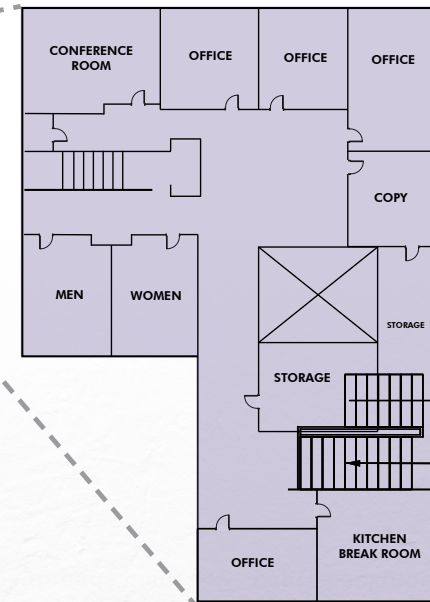
FLOOR PLANS

±40,059 SF INDUSTRIAL BUILDING FOR SALE

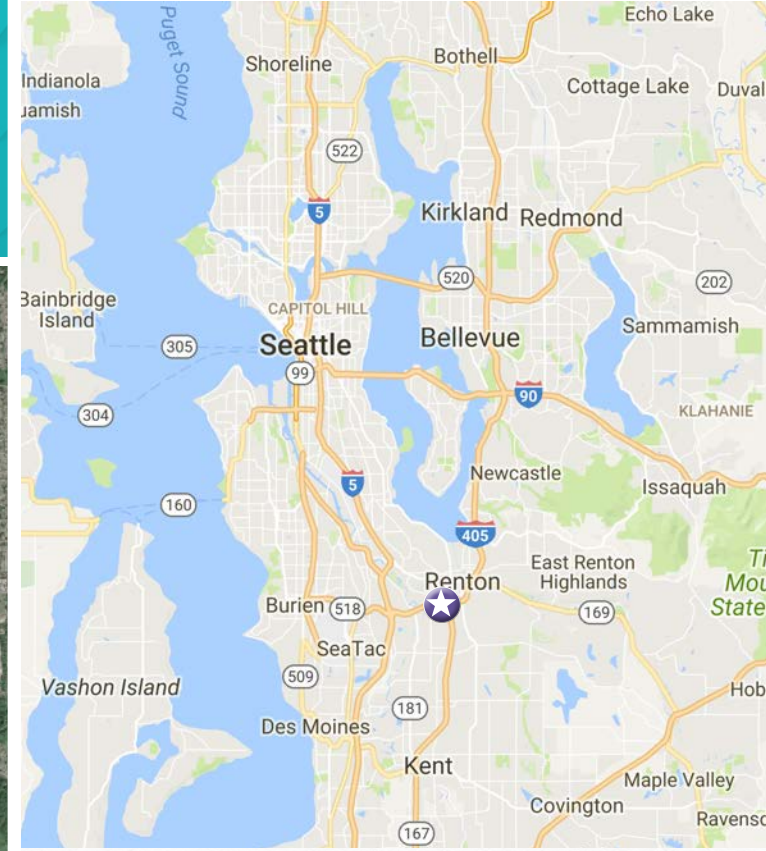
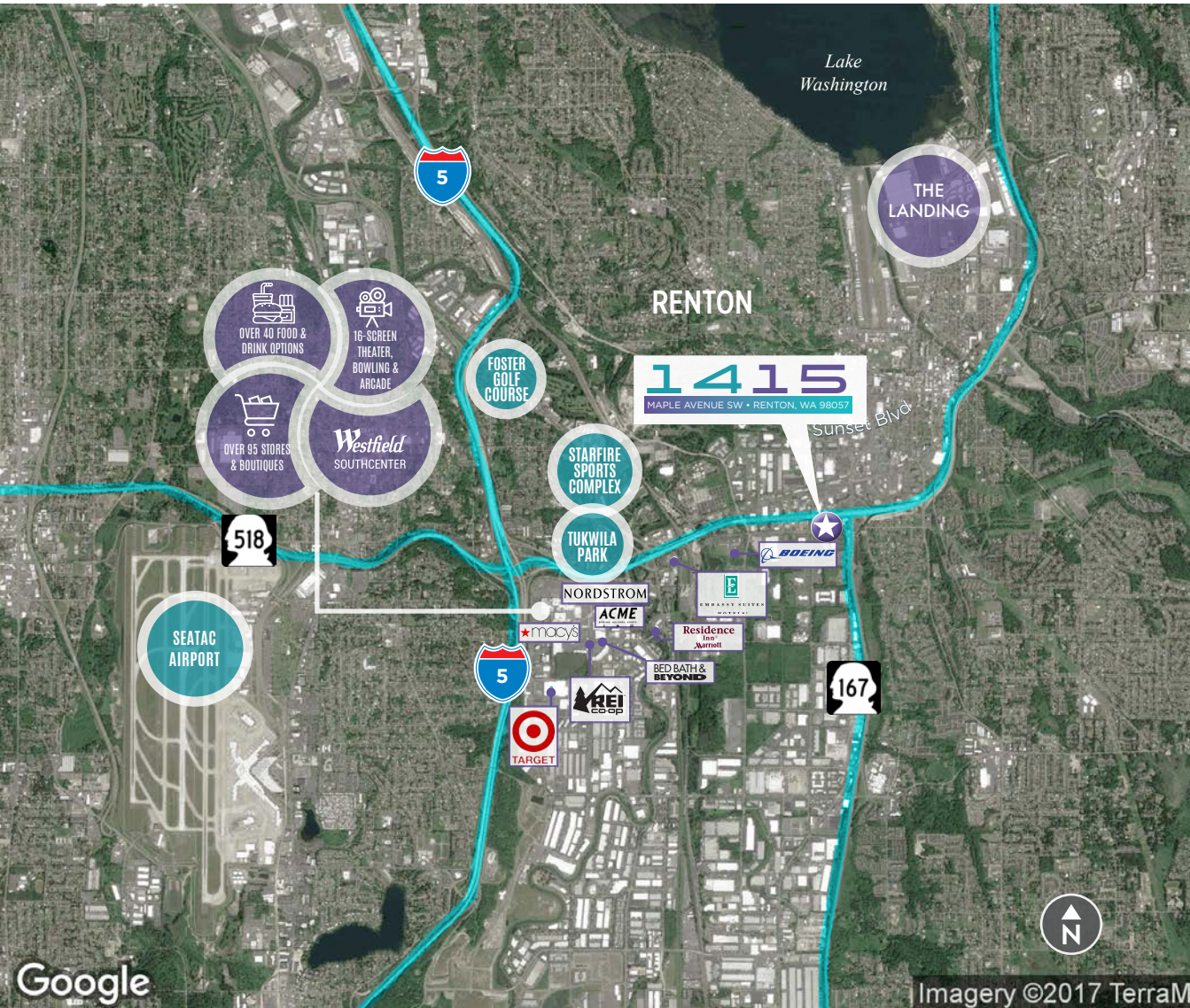
FIRST FLOOR



SECOND FLOOR MEZZANINE



LOCATION



DRIVE ACCESS



Downtown Seattle	12 miles
Downtown Bellevue	13 miles
Sea-Tac International Airport	5.7 miles
Westfield Southcenter	2.2 miles
I-405 North	2.6 miles
I-405 South	1 mile
SR 167	1 mile
I-5	3 miles

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