

Offering Memorandum

3207 C Street NE

AUBURN, WA



KYLE STERLING

425 586 5608

ksterling@nai-psp.com

NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present for sale an opportunity to acquire a well-located industrial asset in the heart of Auburn's established industrial and commercial corridor.

The property sits on 1-acre lot and is improved by a 4,614 SF office/shop building, a 2,100 SF paint booth, and 5,070 SF of metal shed building (includes lighting and heavy power). The property is ideally zoned M2, which permits a wide array of industrial uses, including heavy industrial and manufacturing.

The current tenant is vacating the property as of January 31, 2026, creating an opportunity for an owner-user to purchase the facility for their operations.



2,500,000

GROSS BLDG AREA	6,714 SF
	› 4,614 SF Main Building (2,054 SF Office / 2,560 SF Shop) › 2,100 SF Paint Booth › 5,070 SF Metal Shed Structure (Not Included in Gross Building Area)
LOT SIZE	43,150 SF
CONSTRUCTION TYPE	Concrete Block
YEAR BUILT	1967 (Main Building) / 2006 (Paint Booth)
POWER	Heavy 3-Phase
LOADING	1 Grade Level Roll-Up Door
CEILING HEIGHT	14' in Shop Area
ZONING	M2 – Heavy Industrial
ENVIRONMENTAL	Clean Phase 1 Report – January 14, 2011.



Investment Highlights



+ OWNER-USER OPPORTUNITY

The current tenant is vacating the site as of January 31, 2026, creating the opportunity for an owner-user buyer to purchase the property for their operations.

+ HIGHLY FUNCTIONAL INDUSTRIAL FACILITY

The site includes heavy power, grade-level loading, a quality office build-out, a clear span shop space, an unenclosed metal shed structure (includes power and lighting), a freestanding paint booth, and additional fenced and secure yard area.

+ RARE PAINT BOOTH INCLUDED IN SALE

The property comes equipped with an extremely rare, oversized paint booth. The freestanding 2,100 SF metal structure enclosing the paint booth measures 22'- 31' high and includes two 18' roll-up doors. The booth itself is benefitted by state-of-the-art air quality systems and is large enough to paint heavy equipment, machinery, as well as vehicles.

+ IDEAL INDUSTRIAL ZONING

The property is ideally zoned M2, which permits light-to-heavy manufacturing, contractor yards, outdoor storage, as well as all automotive related uses, such as autobody, auto repair, tow yards, etc.

+ LOCATED IN HIGHLY DESIRABLE KENT VALLEY INDUSTRIAL MARKET

Kent Valley stands out as a strategically located, infrastructure-rich industrial market with deep roots in aerospace and advanced manufacturing, strong logistics connectivity, and continued growth potential — making it one of the most significant industrial corridors on the west coast.



Main Building



Paint Booth



Shop



Sheds



Office Lobby



Conference Room



Breakroom

Market Overview

Auburn, WA, is brimming with potential for retail, dining, tourism, and more. Whether you're a business owner, developer, or entrepreneur, Auburn offers a supportive environment for growth through innovative initiatives and dedicated business resources. With a strong retail presence and strategic location, Auburn is an ideal place to invest, develop, and thrive. While The Outlet Collection is currently at capacity, Downtown Auburn and Main Street feature available spaces and competitive lease rates—making them prime locations for national retailers looking to expand.



RETAIL AND DINING DEVELOPMENT

Auburn's downtown redevelopment is a fresh canvas for retail and restaurant innovation.



WORKFORCE AVAILABILITY

Robust transportation infrastructure and proximity to major logistics hubs provides the ideal environment for companies seeking seamless connectivity and competitive advantages.



COLLABORATIVE REAL ESTATE PARTNERSHIPS

Working closely with private real estate owners, Auburn is activating its downtown spaces by marketing retail venues below new multifamily units.



CREATIVE DISTRICT DEVELOPMENT

Auburn's downtown is transforming into a unique Creative District centered around arts, culture, and green spaces.



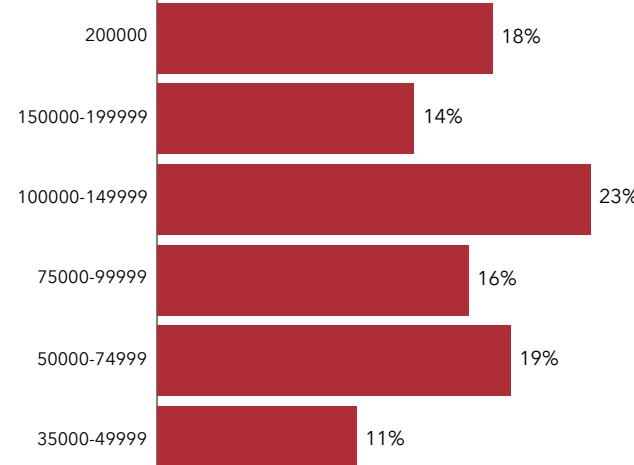
DEMOGRAPHICS

3207 C St NE, Auburn, Washington, 98002 | Ring of 5 miles

Population



Income by Household

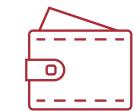


Total Households



37.1

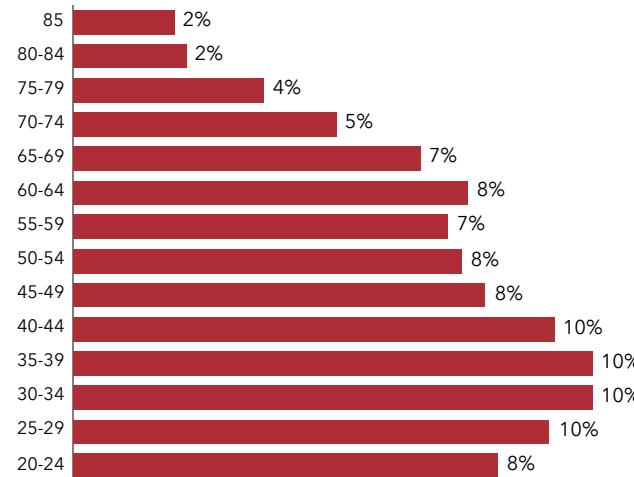
Median Age



\$89.6K

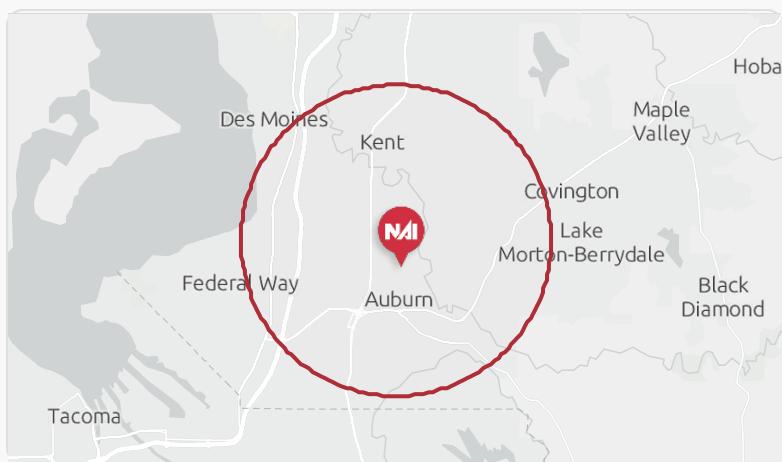
Median HH Income

Ages



\$600.8K

Median Home Value







3207 C Street NE

AUBURN, WA

EXCLUSIVELY LISTED BY:

KYLE STERLING

425 586 5608

ksterling@nai-psp.com

NAI Puget Sound
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.