

Industrial/Flexspace FOR SALE

**14509 Cedar Grove Rd SE,
Issaquah, WA 98027**

Asking Price: \$1,995,000

New construction Industrial/
Flex space available for sale in
Issaquah with convenient access off
of Issaquah Hobart Road. Recently
finished Building C is 6,144 SF and
in shell condition, ready for the
first owner-user occupant to house
their business. Need more space or
looking for an investment property?
Two additional industrial/flex
buildings are ready for construction
and are 4,854 SF and 5,904 SF
respectively. Flexible NB zoning
allows for a multitude of uses.

Jaxson Mauer | Tyler Barnes



WCCR

West Coast Commercial Realty

THE OPPORTUNITY

- Building C: 6,144 SF – Shell Complete – For Sale
- Building A: 4,854 SF – Planned
- Building B: 5,904 SF – Planned
- Close-in flex/industrial product
- Flexible NB Zoning
- Own one or multiple stand-alone buildings in a campus setting
- Great visibility from Issaquah-Hobart Road with excellent access in all directions



DEMOGRAPHICS

TOTAL POPULATION

1-Mile: 1,230
 3-Mile: 6,678
 5-Mile: 37,513

AVERAGE HOUSEHOLD INCOME

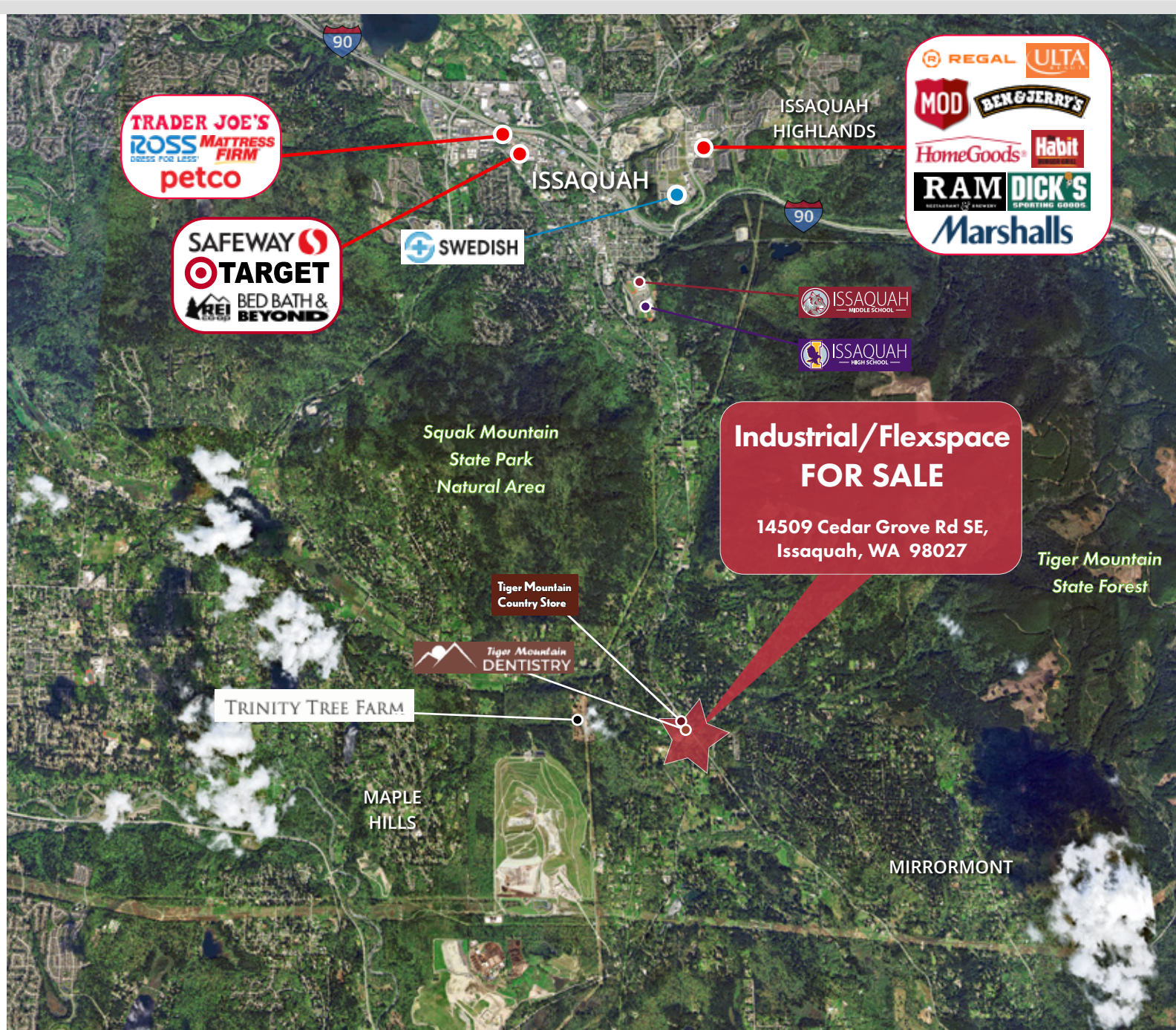
1-Mile: \$186,607
 3-Mile: \$172,855
 5-Mile: \$157,732

HOUSEHOLDS

1-Mile: 445
 3-Mile: 2,394
 5-Mile: 14,258

TRAFFIC COUNTS

16,000+
 Vehicles per day
 @ Issaquah Hobart Rd SE
 & 233rd Way SESW



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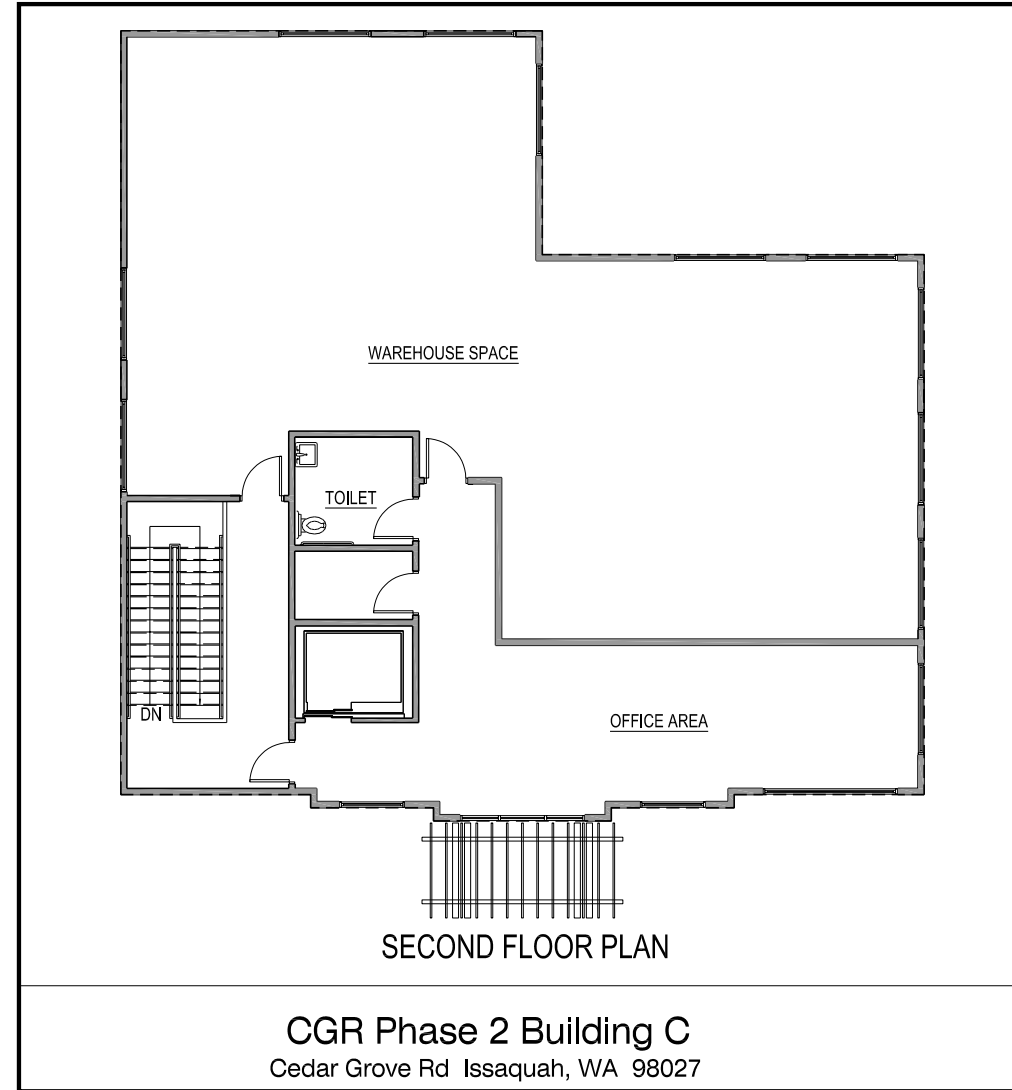
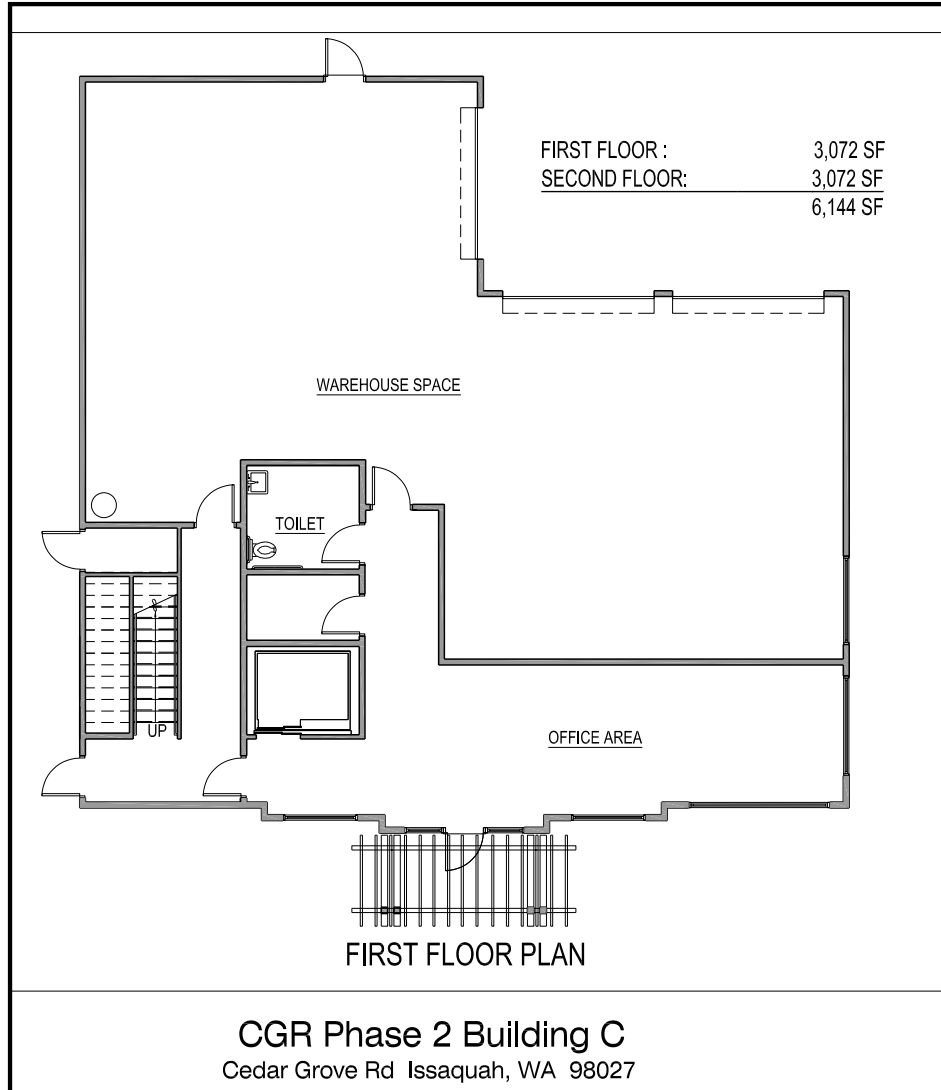


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6,144 SF

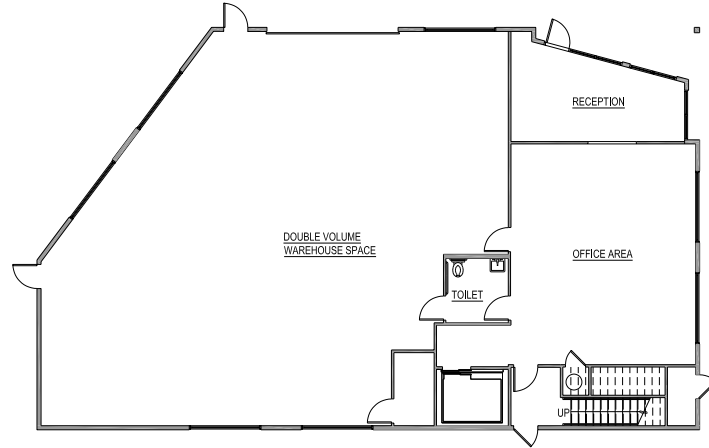
Shell Complete – For Sale

BUILDING C FLOOR PLAN

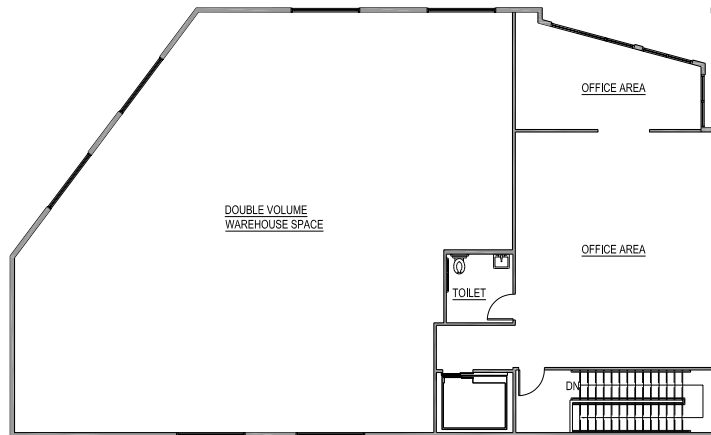


PLANNED BUILDING A FLOOR PLAN

FIRST FLOOR : 3,622 SF
 SECOND FLOOR: 1,232 SF
 4,854 SF



FIRST FLOOR PLAN

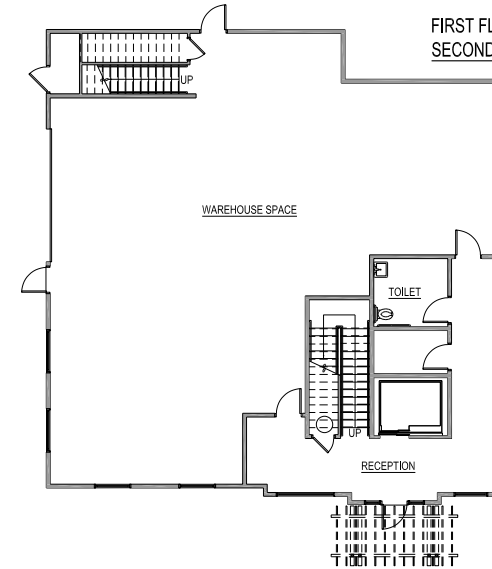


SECOND FLOOR PLAN

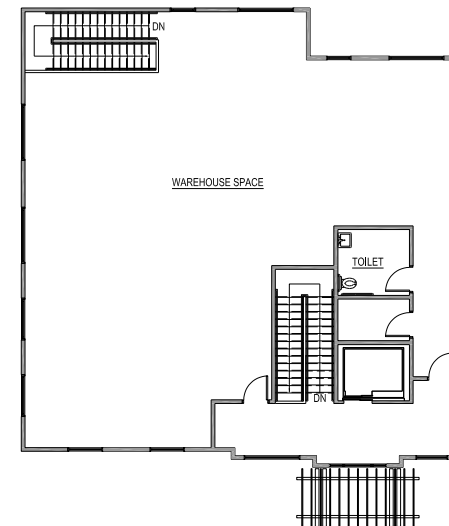
CGR Phase 2 Building A
 Cedar Grove Rd Issaquah, WA 98027

PLANNED BUILDING B FLOOR PLAN

FIRST FLOOR : 2,952 SF
 SECOND FLOOR: 2,592 SF
 5,904 SF



FIRST FLOOR PLAN



SECOND FLOOR PLAN

CGR Phase 2 Building B
 Cedar Grove Rd Issaquah, WA 98027

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