

For Sale

# 1530 22nd St NW

23,976 SF BUILDING WITH FENCED YARD



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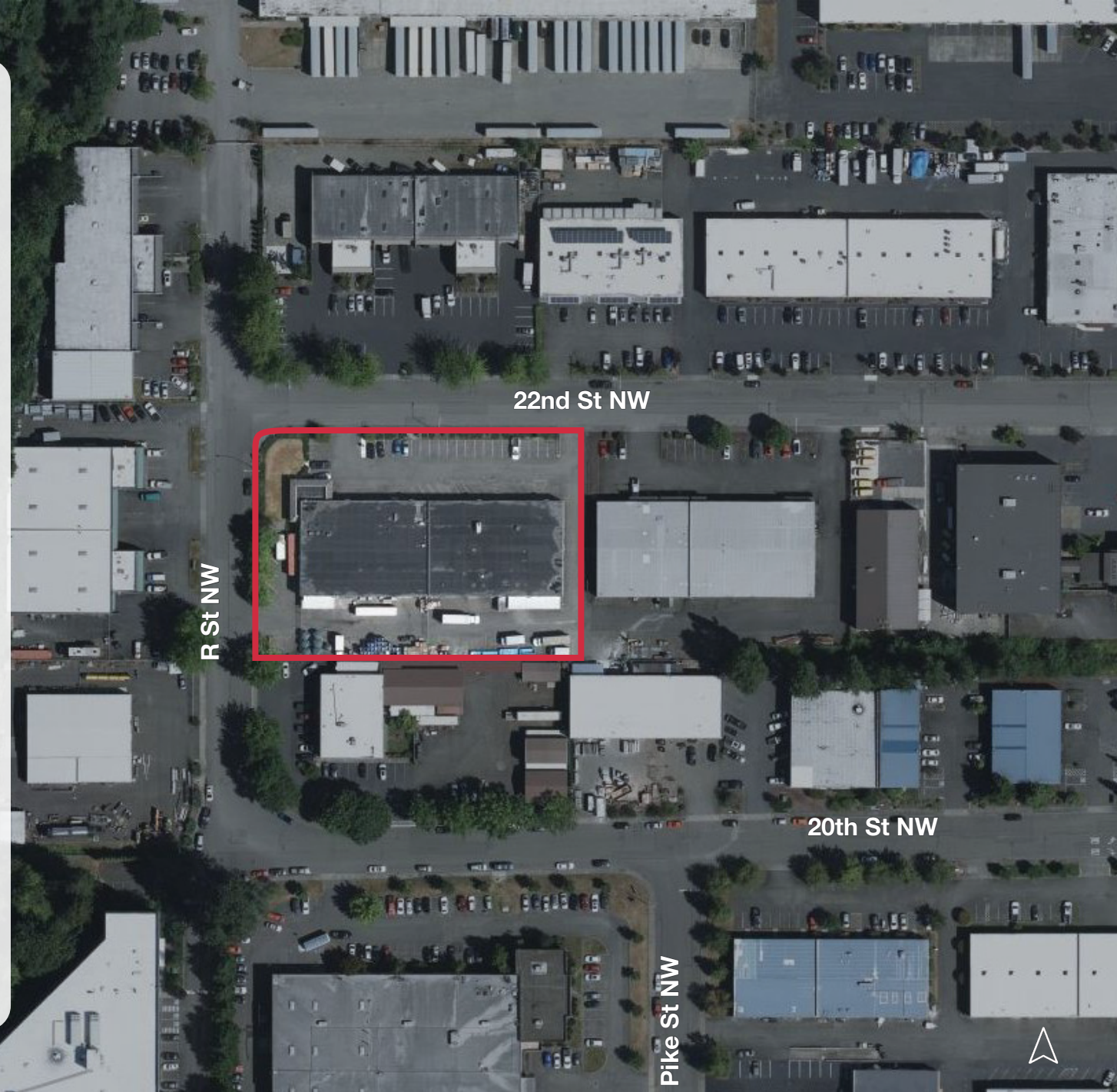
**NAI** Puget Sound  
Properties

# Investment or Owner/User Opportunity

The BNWB Building is a 23,976 square foot industrial facility with approximately 16,000 SF of fenced yard area, located on a 1.60 acre parcel.

Centrally located off of the 15th St NW exit from SR 167, the building offers excellent access to SR 167, Hwy 18 and I-5. The property is ideally located on a corner parcel and provides heavy parking and outdoor storage.

Half of the building is currently occupied by the owner while the other half is occupied by two Tenants, giving the opportunity for an owner-user to occupy their own building with Tenants already in place or for an investor to lease half of the building at current market rates.



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# Property Overview

1530 22nd St NW, Auburn, WA

TENANT	UNIT	TOTAL SF	OFFICE SF	EXPIRATION
AT Productions, LLC	105	2,990	50	4/30/2025
All Pets Dog Training and Pet Care, LLC	103 & 104	5,980	3,050	1/31/2028
All Pets Dog Training and Pet Care, LLC	102	2,990	730	1/31/2028
Owner Occupied	101	12,016	1,563	
<b>TOTALS</b>		<b>23,976</b>	<b>5,393</b>	

CLEAR HEIGHT	18'
LAND AREA	69,897 SF (1.60 acres)
PARCEL NO.	112104-9035
YEAR BUILT	1986
CONSTRUCTION TYPE	Concrete Tilt
ZONING	M-1
LOADING	10 grade level doors
YARD AREA	Approximately 16,000 SF fenced yard area
PARKING	48 stalls (additional street parking available)
POWER	Heavy power
PRICING	Call agent for sales price



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AUBURN, WA

EXCLUSIVELY LISTED BY:



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