

For Sale or Lease

# MT. SI INDUSTRIAL CENTER

*±350,000 SF Industrial Development in North Bend with Q1 2027 Delivery*

1307 NW 8TH ST, NORTH BEND, WA 98045

 PANATTONI®

EXCLUSIVELY LISTED BY

**CBRE**

 **Kidder  
Mathews**



Drive times

24 MIN

BELLEVUE CBD

28 MIN

DOWNTOWN REDMOND

30 MIN

SEATTLE CBD

BUILDING C  
108,322 SF

BUILDING B  
119,476 SF

BUILDING A  
94,975 SF

27,440+ VPD

*Located in a park-like setting near year-round outdoor activities, this new development will offer best-in-class product with I-90 frontage and signage potential to an underserved, emerging market.*

OFFERING	Sale or lease
TOTAL BUILDING SF	±350,000
BUILDINGS	3
CLEAR HEIGHT	32'
LOADING	Grade and dock
TRUCK COURT	130' dedicated truck court
PARKING STALLS	418
PARCEL NUMBERS	082308-9001, 082308-9004, 092308-9027
PRICING	Contact agents

350K SF  
AVAILABLE

Q1 2027  
DELIVERY





# MT. SI INDUSTRIAL CENTER

MT. SI

TANNER

RIVERBEND

Middle Fork Snoqualmie River

SI VIEW PARK

RIVERFRONT PARK

DOWNTOWN NORTH BEND

EXIT 31

N BEND BLVD N

NORTH BEND PREMIUM OUTLETS  
A SHOPPING CENTER

**Nintendo**  
North American  
Distribution Center

90

202

W NORTH BEND WAY

South Fork Snoqualmie River

EXIT 31

NW 8TH ST

BUILDING A

BUILDING B

BUILDING C



**27,440+ VEHICLES**  
Average Daily Traffic



AVAILABLE FOR SALE OR LEASE

CBRE ■ KIDDER MATHEWS



# MT. SI INDUSTRIAL CENTER



*Developed by*

 PANATTONI®

*Exclusively listed by*

ZACH VALL-SPINOSA  
Kidder Mathews  
425.450.1115  
[zach.vallspinosa@kidder.com](mailto:zach.vallspinosa@kidder.com)

MONTE DECKER  
CBRE  
253.596.0041  
[monte.decker@cbre.com](mailto:monte.decker@cbre.com)

This 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.

**CBRE**

 **Kidder  
Mathews**