

For Sale or Lease

MT. SI INDUSTRIAL CENTER

*±350,000 SF Industrial Development Available
in North Bend with Q1 2025 Delivery*

1307 NW 8TH ST, NORTH BEND, WA 98045

BUILDING A
112,530 SF

BUILDING B
135,532 SF

BUILDING C
108,879 SF

27,440+ VPD



EXCLUSIVELY LISTED BY



Drive times

24 MIN
BELLEVUE CBD

28 MIN
DOWNTOWN REDMOND

30 MIN
SEATTLE CBD



Sample Rendering

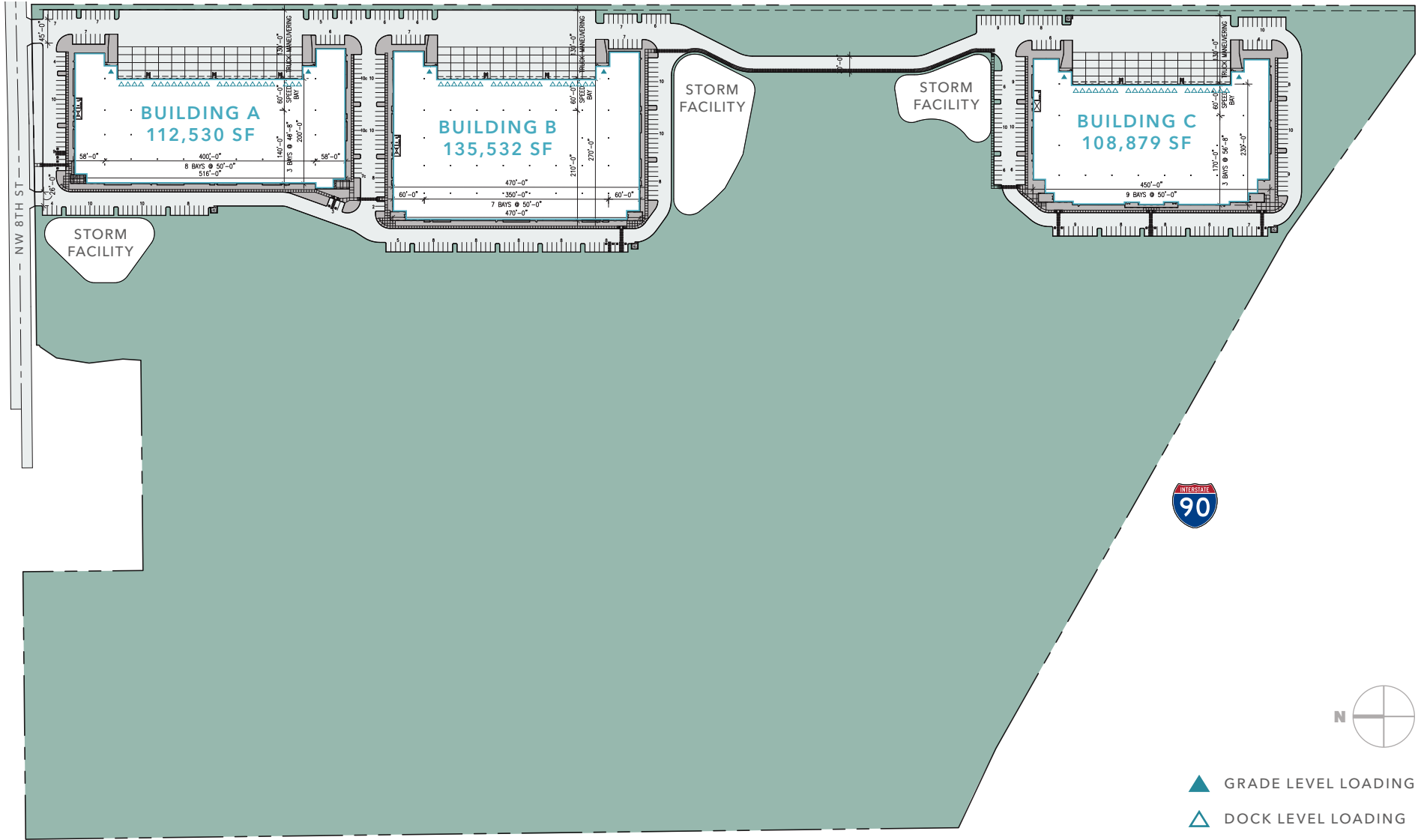
Located in a park-like setting near year-round outdoor activities, this new development will offer best-in-class product with I-90 frontage and signage potential to an underserved, emerging market.

OFFERING	Sale or Lease
TOTAL BUILDING SF	±350,000
BUILDINGS	3
CLEAR HEIGHT	30'
LOADING	Grade and Dock
PARKING STALLS	418
PARCEL NUMBERS	082308-9001, 082308-9004, 092308-9027
PRICING	Contact Agents

350K SF
AVAILABLE

Q1 2025
DELIVERY

SITE PLAN



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 SEBON CENTER

South Fork Snoqualmie River

Nintendo

90


202

W NORTH BEND WAY

MT.SI
INDUSTRIAL
CENTER

EXIT 31

NW 8TH ST

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



AVAILABLE FOR SALE OR LEASE

CBRE ■ KIDDER MATHEWS

MT. SI INDUSTRIAL CENTER



Exclusively listed by

 PANATTONI®

Sample Rendering

ZACH VALL-SPINOSA
Kidder Mathews
425.450.1115
zach.vallspinosa@kidder.com

MONTE DECKER
CBRE
253.596.0041
monte.decker@cbre.com

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CBRE

 **Kidder
Mathews**