

For Sale or Lease

MT. SI INDUSTRIAL CENTER

±326,000 SF Industrial Development in North Bend with Q2 2027 Delivery

1307 NW 8TH ST, NORTH BEND, WA 98045

 PANATTONI®

EXCLUSIVELY LISTED BY

CBRE

 **Kidder
Mathews**



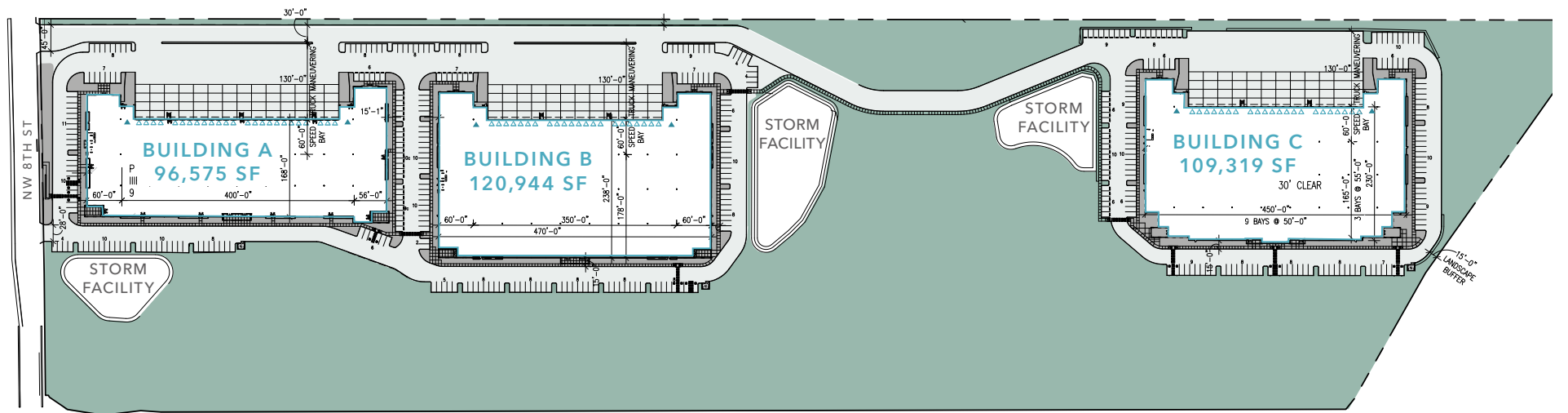
Located in a park-like setting near year-round outdoor activities, this new development will offer best-in-class product with I-90 frontage and signage potential to an underserved, emerging market.

OFFERING	Sale or lease
TOTAL BUILDING FOOTPRINT SF	326,838 SF
BUILDINGS	3
CLEAR HEIGHT	30'
LOADING	Grade and dock
TRUCK COURT	130' dedicated truck court
PARKING STALLS	418
IMPROVED ACCESS	New Access road in front of Nintendo directly to retail amenities.
PRICING	Contact agents

326+K SF
AVAILABLE

Q2 2027
DELIVERY

SITE PLAN



	Footprint/ BTS Office SF	Dock High Doors (DH)	Grade Level Doors (DL)	Power
BUILDING A*	96,575	25	2	3,000 Amps of 480V
BUILDING B*	120,944	22	2	3,000 Amps of 480V
BUILDING C*	109,319	22	2	3,000 Amps of 480V

*Additional power service available.



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GRADE LEVEL LOADING



DOCK LEVEL LOADING

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 SHOP CENTER

FUTURE BYPASS
ACCESS ROAD

202

NW 8TH ST

W NORTH BEND WAY

South Fork Snoqualmie River

SOUTH FORK AVE
SOUTH FORK BYPASS ROAD

Nintendo

North American
Distribution Center

90

EXIT 31

BUILDING C

BUILDING A

BUILDING B



27,440+ VEHICLES
Average Daily Traffic



AVAILABLE FOR SALE OR LEASE

CBRE ■ KIDDER MATHEWS

MT. SI INDUSTRIAL CENTER



Developed by

 PANATTONI®

Exclusively listed by

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