



EXCELLENT OWNER/
USER OPPORTUNITY

*115,575 SF Industrial Building
Now Available for Sale or
Lease in North Bend*

44003 SE TANNER RD
NORTH BEND, WA

ALPENTALLOGISTICS.COM



EXCLUSIVELY LEASED BY



NOW AVAILABLE FOR SALE OR LEASE



PROPERTY HIGHLIGHTS

5.35 acres

3,223 SF spec office with 2,997 SF mezzanine

Additional BTS office available

32' clear height

18 dock-high loading doors with seals, three (3) doors with 40,000 lb. pit-style levelers

2 grade-level loading doors

120 total parking stalls

EP-1 zoning, City of North Bend

ESFR sprinklers

6" reinforced slab

LED lighting

Excellent truck maneuverability

Contact Brokers for rates

→ [SAMPLE RACKING PLAN](#)

115,575

TOTAL SQUARE FEET

±30,000

DIVISIBLE SQUARE FEET

32'

CLEAR HEIGHT

CONVENIENT *FREEWAY ACCESS*





 Dock-high loading

115,575

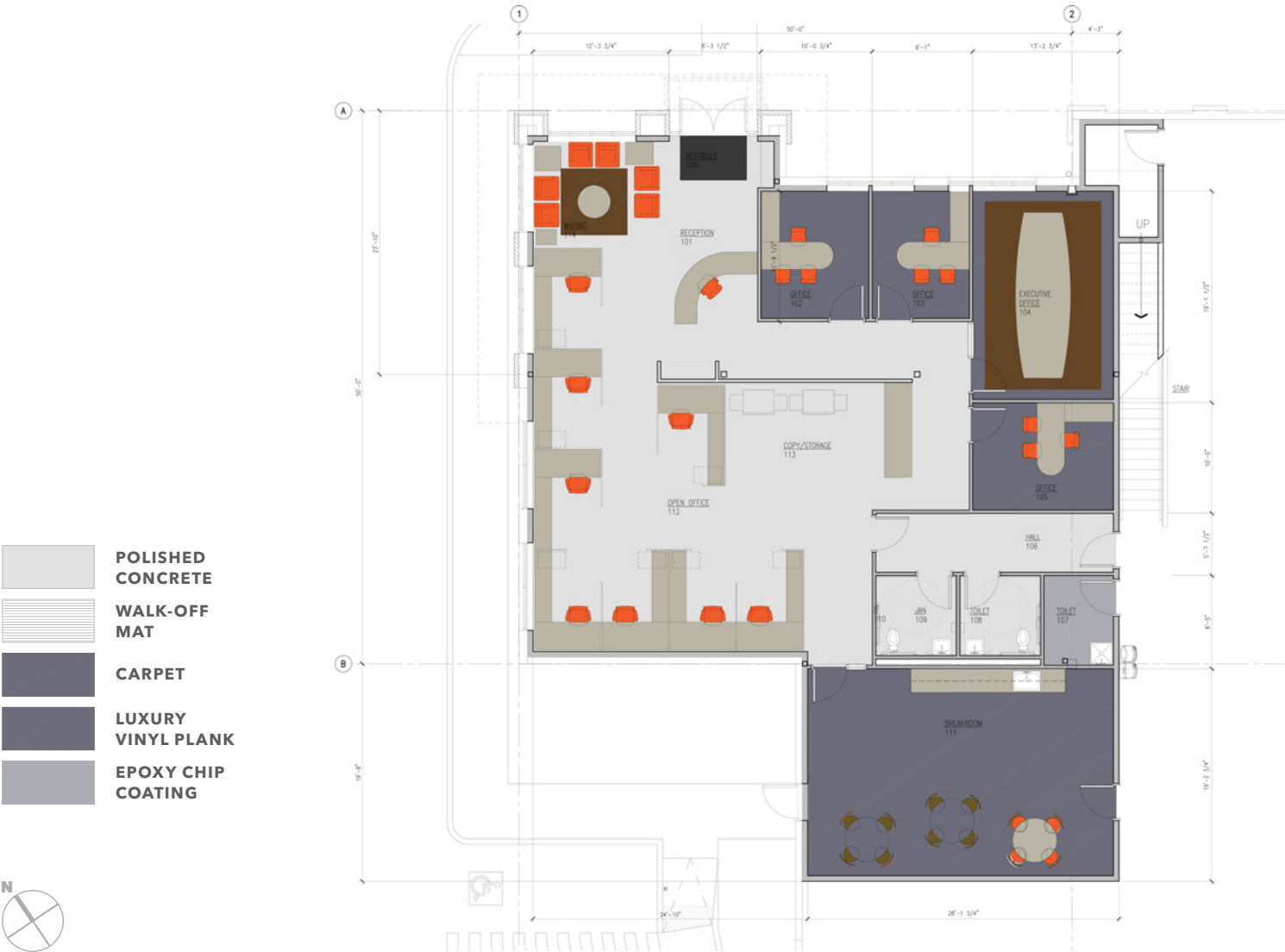
5.35

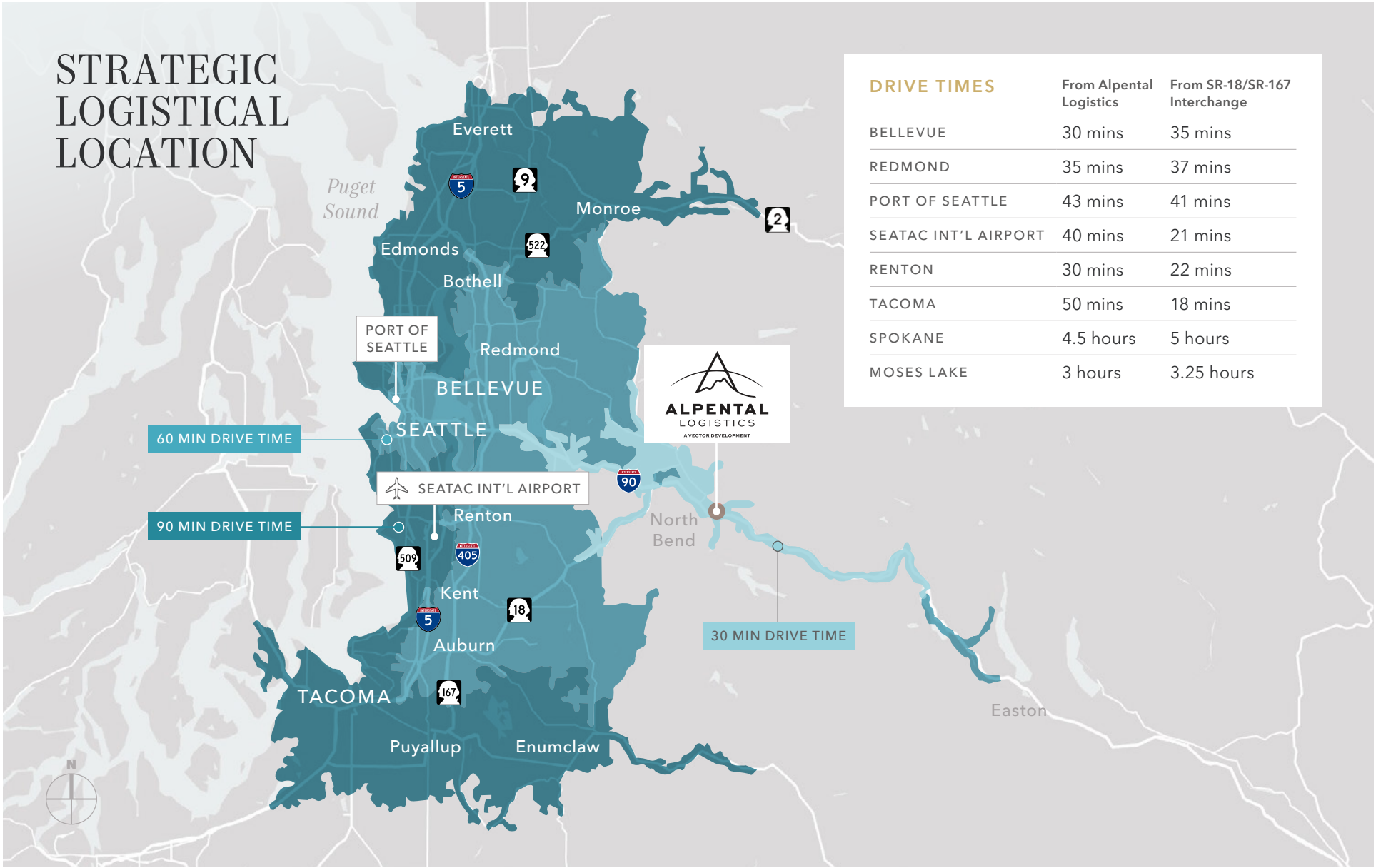
EP-1

→ [VIEW ZONING DETAILS](#)

→ SAMPLE RACKING PLAN

SPEC OFFICE PLAN





ALPENTAL LOGISTICS



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



ALPENTALLOGISTICS.COM

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