



ALPENTAL
LOGISTICS

A VECTOR DEVELOPMENT

**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*



NORTH BEND
PREMIUM
OUTLETS

SI VIEW PARK

NORTH BEND

Middle Fork Snoqualmie River

MOUNT SI

SE MOUNT SI RD

 **2 MIN DRIVE**
To I-90

INTERSTATE
90

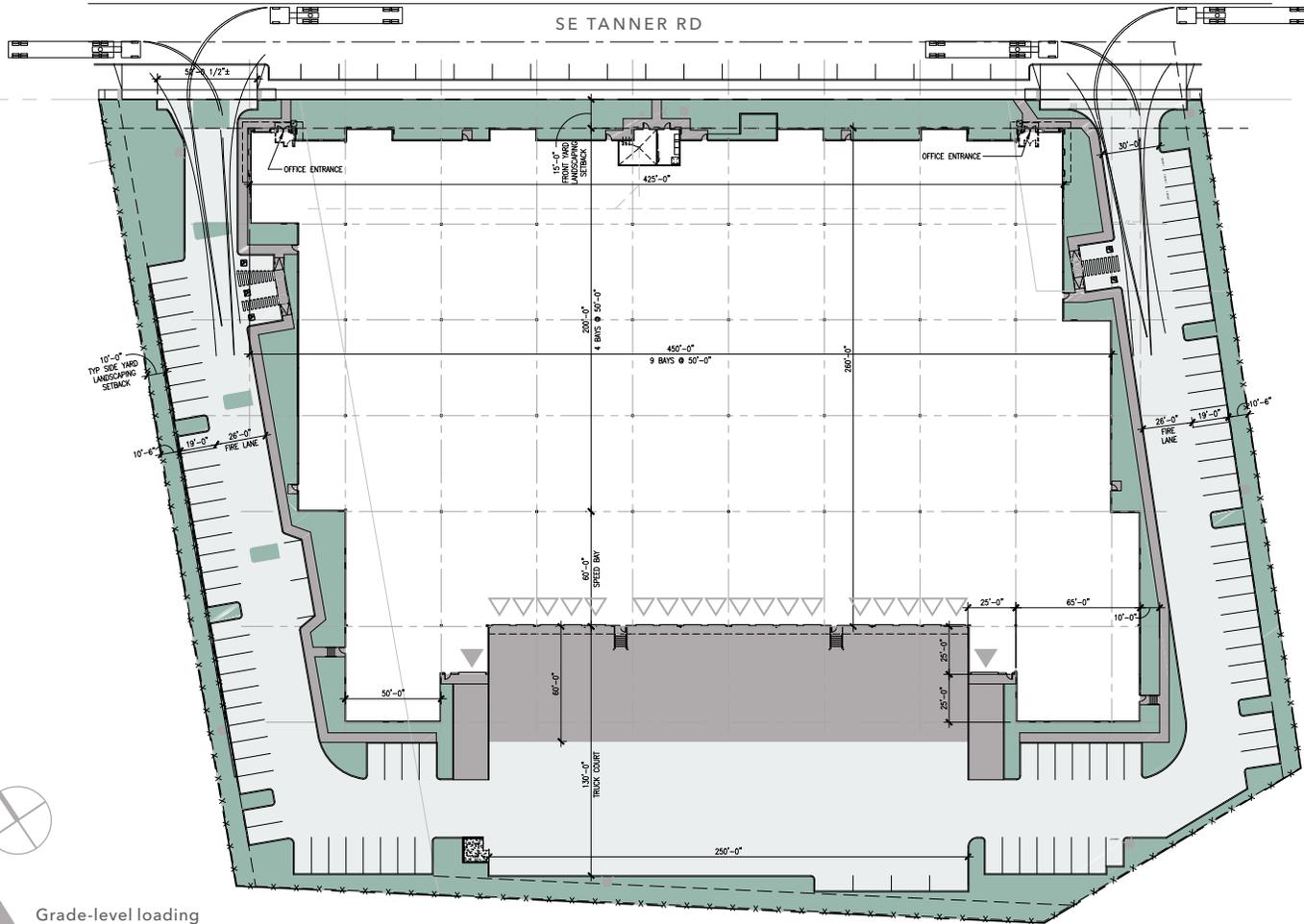
436TH AVE SE


**ALPENTAL
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SE NORTH BEND WAY
SE TANNER RD



SITE PLAN



-  N
-  Grade-level loading
-  Dock-high loading

115,575
TOTAL BUILDING SF

5.35
TOTAL LAND AC

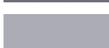
EP-1
ZONING

[→ VIEW ZONING DETAILS](#)

[→ SAMPLE RACKING PLAN](#)

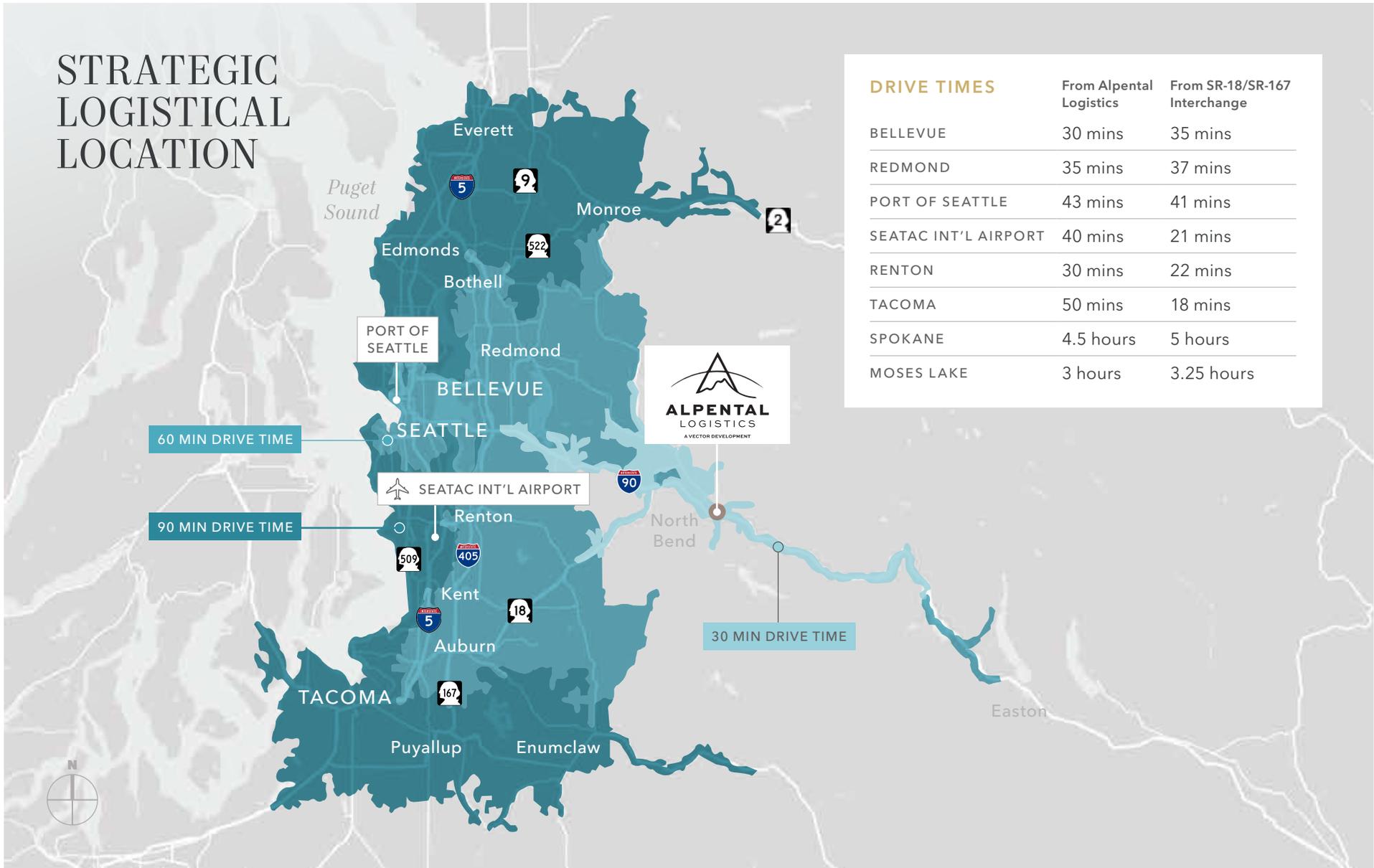
SPEC OFFICE PLAN



-  POLISHED CONCRETE
-  WALK-OFF MAT
-  CARPET
-  LUXURY VINYL PLANK
-  EPOXY CHIP COATING



STRATEGIC LOGISTICAL LOCATION



DRIVE TIMES	From Alpentel Logistics	From SR-18/SR-167 Interchange
BELLEVUE	30 mins	35 mins
REDMOND	35 mins	37 mins
PORT OF SEATTLE	43 mins	41 mins
SEATAC INT'L AIRPORT	40 mins	21 mins
RENTON	30 mins	22 mins
TACOMA	50 mins	18 mins
SPOKANE	4.5 hours	5 hours
MOSES LAKE	3 hours	3.25 hours

ALPENTAL LOGISTICS



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



ALPENTALLOGISTICS.COM

Exclusively leased by

MATTHEW HAGEN, SIOR
Executive Vice President
425.283.5782
matt.hagen@kidder.com

TRAVIS STANAWAY
Senior Vice President
206.248.6526
travis.stanaway@kidder.com

MIKE NEWTON
Puget Sound Properties
425.974.1444
mnewton@nai-psp.com



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