
















USER SALE COMPARABLES (Investment Sales Excluded)
South King County | Through March 31, 2019









Prepared by:
Doug Klein, SIOR, Senior Vice President









NO.	BUILDING PHOTO	PROPERTY / LOCATION	DATE	BUYER	SELLER	TOTAL SF	PRICE (PSF)	YEAR BUILT	COMMENTS
1.		St Perine Property 812 S Adams St Seattle	3/29/19	Lift Adams	Perine Property LLLC	36,150	\$6,900,000 (\$190.87)	1960	Purchased 30% occupied. May be for investment purposes.
2.		3126 C St Auburn	3/4/19	Pozzi	AC Wright & Sons	6,500	\$1,050,000 (\$160.31)	1983	Small building with a small yard.
3.		Bralco Metals 7416 S 228 th St Kent	1/31/19	Lift Partners	Gull Industries	47,890	\$5,400,000 (\$123.20)	1973	
4.		HY Security Building 6623 S 228 th St Kent	1/16/19	Checker Prop	HY Security	27,815	\$4,712,520 (\$169.42)	2000	Dock served concrete tilt-up building. 7,260 SF of office.
5.		Con-Way Trucking 400 SW 34 th St Renton	12/31/18	SPXPO Renton LLC	XPO-Logistics	48,560	\$8,400,00 (\$172.98)	1980	Cross dock truck terminal on 9.02 acres.
6.		Barclay Seafoods 19115 84 th Ave S Kent	11/13/18	Joy Palace	Barclay Seafoods	11,000	\$1,540,000 (\$140.00)	1988	Grade-level seafood processing building.
7.		Czarske Building 1530 22 nd St NE Auburn	10/19/18	Jin Wei Liu	William Sparks	24,387	\$3,532,000 (\$144.83)	1986	Grade-level served building.









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8.		2141 West Valley Hwy Auburn	10/12/18	Christopher Ingallina	Joe DiPietro	24,085	\$4,000,000 (\$166.08)	1983	Grade-level served manufacturing building.
9.		Orca Seafoods 900 Powell Ave SW Renton	10/1/18	Seattle Shrimp & Seafood	Orca Bay Seafoods	76,900	\$10,020,000 (\$130.30)	1977	Cooler and freezer capacity as well as USDC processing areas.
10.		JTT Industrial Building 5836 S 228th St Kent	9/26/18	ALM Properties	John Cuffs	11,002	\$1,714,000 (\$156.34)	1981	Grade-level served building.
11.		5979 4 th Ave S Seattle	9/10/18	Maple River LLC	H&T Property, LLC	15,098	\$3,750,000 (\$248.38)	1965	Dock and GL served. Frontage on 4 th Ave S.
12.		18251 Cascade Ave S Tukwila	8/31/18	DCI Building	Cascade Tukwila	15,064	\$2,875,000 (\$190.85)	1977	Grade-level building almost 100% improved with office/lab area.
13.		North Coast Electric 1610 S 344 th St Federal Way	8/15/18	Tfl-fw	Sea-wash Properties	10,790	\$1,550,000 (\$143.65)	1985	Grade-level served building.
14.		3001 E Valley Rd Renton	8/10/18	Emerald City Enterprises	Steven Lytle	31,185	\$5,350,000 (\$171.56)	1985	Nice dock Served tilt-up. No yard.
15.		Ives Building 1531 14 th St SW Auburn	5/22/18	T28 LLC	Ives family	34,313	\$2,950,000 (\$85.97)	1979	Very odd grade level building with poor maneuvering.

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16.		Rivers Edge 19017 62 nd Ave S Kent	5/10/18	Jeff Haley	Vector Real Estate	12,266	\$1,760,000 (\$143.49)	1985	1 short dock/ 1 grade level door. 25% office.
17.		Simco Building 10831 E Marginal Way S Tukwila	4/18/18	Frangelicas, LLC	Dewfly Investments	46,000	\$8,100,00 (\$176.09)	1967	Grade level building with two 15 ton cranes. Heavy power.
18.		Black River Business Center 850 SW 7 th St Renton	4/6/18	Skis Painting	Highland Plaza Properties	37,503	\$5,400,000 (\$143.68)	1998	Building was 50% leased as an investment. Buyer to occupy balance of building nearly 1/2 office including 3,000 SF of Mezzanine office.
19.		Contour Cabinets 24602 Pacific Hwy S Kent	3/23/18	Jake Connell	Contour Development LLC	60,140	\$6,400,000 (\$106.42)	1989	Buyer will convert to public storage. 8 month lease back.
20.		Composite Solutions 1820 West Valley Hwy Auburn	3/16/18	Tewy, LLC	Kalyx Development	66,000	\$6,920,000 (\$104.85)	1991	Manufacturing building. Light on dock loading.
21.		Corono Décor 6133 6 th Ave S Seattle	3/8/18	Alaska Distributors	Elden Sandlion	20,282	\$5,950,000 (\$293.36)	1962	Two story with lots of office.
22.		Kvichak Marine 7848 S 202 nd St Kent	3/7/18	Prime Wine and Spirits	MBK Properties	51,383	\$5,380,000 (\$104.70)	1988	2 Buildings Grade-level only.
23.		Electrical Distributors Building 6750 S 180 th St Tukwila	2/26/18	Kevin and Winnie Tany	AMC Family	50,200	\$7,900,000 (\$157.37)	1978	Sold to tenant.

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24.		Foremost Tarp 20 42 nd St Auburn	2/26/18	Don Johnson	Don Johnson	21,779	\$3,225,000 (\$148.08)	1998	Tenant purchased building.
25.		Biodiesel 4034 W Marginal Way Seattle	2/1/18	King County	Biodiesel Properties	30.030	\$4,075,000 (\$135.70)	2000	Grade level only.
26.		Sunset Press 19713 58 th Ave S Kent	1/30/18	Nite-Hawk Sweepers	Streng Associates	27,525	\$3,601,600 (\$130.85)	1990	Dock served. Tilt-up.
27.		West Valley @ 212 th Building S 6407 S 210 th ST Kent	1/4/18	FR 6407 S 210 LLC	J&S Real Estate	35,352	\$5,625,000 (\$159.11)	2006	Nice dock served. 24'. Clean building.
28.		Rivers Edge Complex #2 19039 62 nd Ave S Kent	12/12/17	Western Eagle	Vector Real Estate	15,392 on 0.84 acres	\$2,293,400 (\$149.00)	1985	Flex building with 14' clear height. 1 DH, 2 GL
29.		1240 West Main St Auburn	12/1/17	American Pride	Harlow's Bus Service	10,300 SF on 3.84 acres	\$2,300,000 (\$223.30)	1980	Metal building on long and narrow lot. Paved yard area.
30.		Lynch Industrial Park 833 1 st Ave S Kent	11/21/17	Clint Flintogl	Pacific Metal	19,250 on 1.7 acres	\$3,080,000 (\$160.00)	1970	Dock and GL. Concrete tilt.
31.		1196 Industry Dive N Algona	10/23/17	Keller Supply	Strategic Industrial Properties	23,136 on 2.38 acres	\$5,797,440 (\$165.00)	1989	Occupied at the timed sale, but intended for the buyer to occupy eventually.

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32.		Northwest Plaza 840 S 333 rd Federal Way	9/29/17	AMGP Properties	Weyerhaeuser Company	76,590 on 3.82 acres	\$6,200,000 (\$80.95)	1990	Building is special use with 25,125 SF of office and only 2 dock-doors.
33.		Reprographics NW 5869 S 194 th St Kent	8/18/17	Jerry Ivy	Kang Lei	32,754 on 2.37 acres	\$4,875,000 (\$148.68)	1986	Some extra yard. Office area is in very poor condition. Limited loading.
34.		B&T Wholesale Distribution 846 Lind Ave SW Renton	7/31/17	Glen Quen Dea	Old Mac Inc	30,000 on 1.4 acres	\$5,500,000 (\$183.33)	1967	Older dock and grade-level served space. Buyer is a retailer located adjacent to this building and needed it for expansion.
35.		Ambiente Tile Building 6321 7 th Ave S Seattle	6/30/17	Private	Ambiente European Tile Design	15,960 on .42 acres	\$4,198,000 (\$263.03)	1971	Asking price bid up from \$3,550,000.
36.		South End Auto 3400 E Valley Hwy Renton	6/20/17	D&C Investments	Magnason Family Trust	30,000 on 5.65 acres	\$4,775,000 (\$159.17)	1963	Wood framed building on MP zoned land.
37.		109 S Tillicum St Renton	6/19/17	Tillicum Street LLC	Fattore Family	10,000 on 0.48 acres	\$1,590,000 (\$159.00)	1977	Metal frame building.
38.		United Tile 3001 E Valley Rd Renton	1/31/17	3001 Building, LLC	United Tile	30,950 on 1.54 acres	5,000,000 (\$161.55)	1985	Dock-high, concrete tilt-up.
39.		Earle M Jorgensen 22011 76 th Ave S Kent	1/11/17	Earle M Jorgensen	Fiorito Brothers	83,600 on 4.93 acres	8,850,000 (105.86)	1979	Tenant had an option to purchase.