

CLOSE-IN REDMOND YARD SITES STARTING AT .5 ACRES

*12.72 AC total with a 10,000 SF
building, additional covered areas,
plus site improvements. Divisible
to .5 acres.*

19220 NE UNION HILL RD
REDMOND, WA

KIDDER.COM

LEASED

NE UNION HILL RD

FORMER WATSON ASPHALT INDUSTRIAL SITE



Incredibly rare, close-in IOS yard site with improvements suitable for numerous uses, and unmatched access to the Eastside region

±8 usable acres remaining for lease

Flexible sizes – lease as little as .5 acres, or up to ±8 acres

Zoned Industrial - City of Redmond

±8,000 SF warehouse/shop

±2,800 SF office

Five separate entrances

Onsite wash bay and truck scale

Multiple covered storage structures with power

Active well onsite for free water service

Fenced and secured with security system

Lighting throughout entire site

Signage available

Mostly paved site – 100% impervious surface

Aggressive lease rates / terms available

FORMER WATSON ASPHALT INDUSTRIAL SITE



SMALLER SITE CONFIGURATIONS AVAILABLE

Lots can vary in size, starting at .5 AC

Fencing available

Lots have no office or shop space

Aggressive lease Rates / terms available

Simple lease agreements



OFFICE BUILDING



WAREHOUSE BUILDING

Building Highlights

OFFICE BUILDING

Mix of open and private offices

Three restrooms

Conference room

Air conditioned

Ziplay Fiber internet

WAREHOUSE BUILDING

±8,000 SF

Six (16' x 16' clear) grade-level loading doors, three on each side

Radiant heat

Mechanic trench

Oil water separators

Small office and mezzanine storage
(not included in SF)

FORMER WATSON ASPHALT INDUSTRIAL SITE



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For lease rates, contact:

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