



Woodinville Corporate Park

15300–15500 & 16240–16750 Woodinville-Redmond Rd

Space Available
For Lease Within a
928,000 SF Class-A
Industrial Park



SCAN TO VIEW WEBSITE

woodinvillecorporatepark.com



**Kidder
Mathews**



12 State-of-the-Art,
Freestanding, Dock-High,
Class-A Industrial Buildings in
Woodinville's Premier Location

928,000 SF

Total Size of Park



Loading door
ratio: 1 door per
3,067 SF



24' clear height



Excellent
truck courts



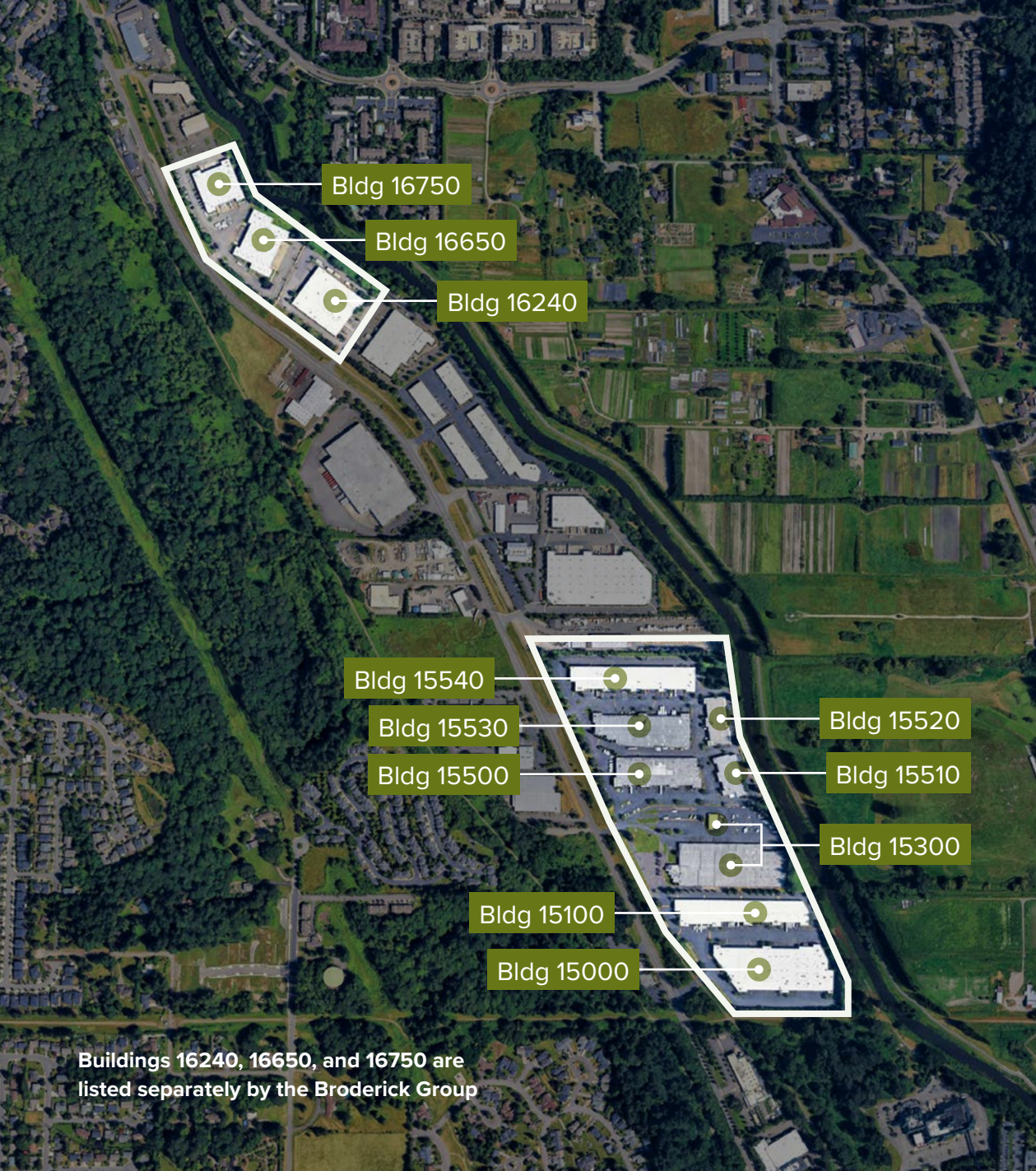
Parking ratio:
1.35 stalls per
1,000 SF



Highlights

Best-in-class industrial on the Eastside

- Easy access to SR-522 & I-405
- Situated close to downtown Woodinville amenities
- Market leading functionality: true 24' clear, dock + grade loading, with excellent truck courts

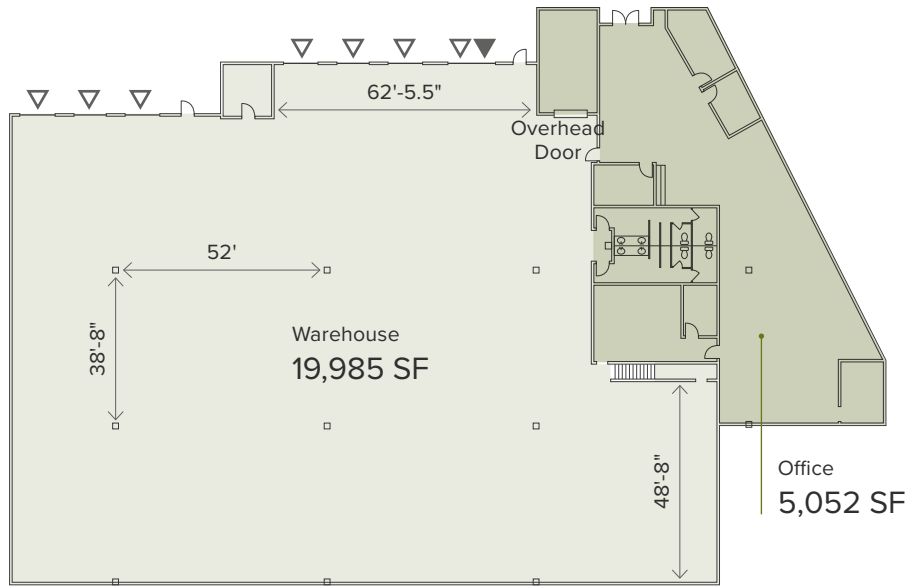


Buildings 16240, 16650, and 16750 are listed separately by the Broderick Group

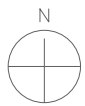
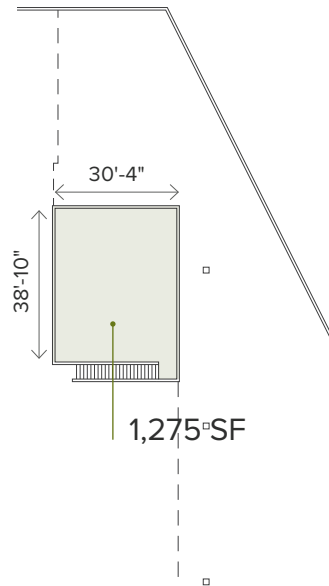


Building 15000 Suite 900

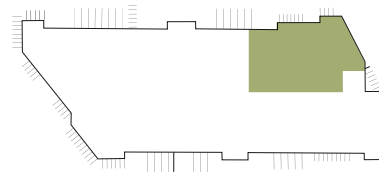
First Floor



Mezzanine



- Office
- Warehouse
- Dock-High Loading
- Grade-Level Loading



Available Now
Call for Rates

Planned improvements

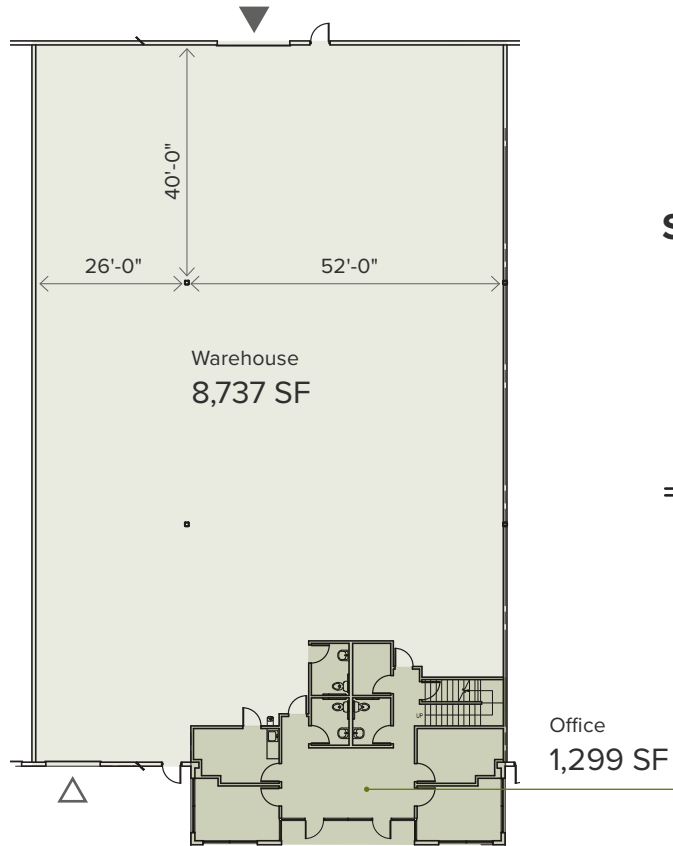
- New carpet
- New paint
- New LED lighting
- New ceiling tiles
- 24' clear height
- 7 dock high / 1 grade level
- 200 amps, 480V, 3-phase power

First-Floor Office	5,052 SF
Second-Floor Mezz.	1,275 SF
Warehouse	19,985 SF
Total Space	26,312 SF

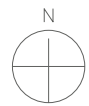
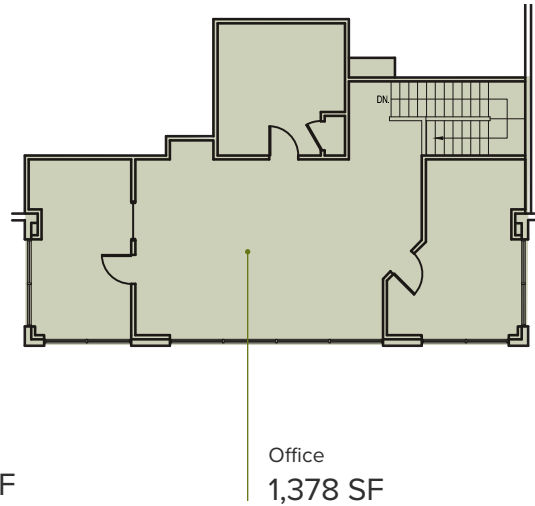


Building 15100 Suite 600

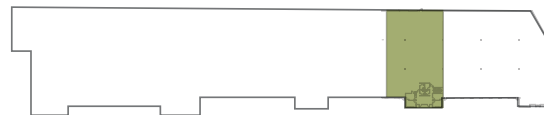
First Floor



Second Floor Office



- Office
- Warehouse
- Dock-High Loading
- Grade-Level Loading



Available Now
Call for Rates

Features

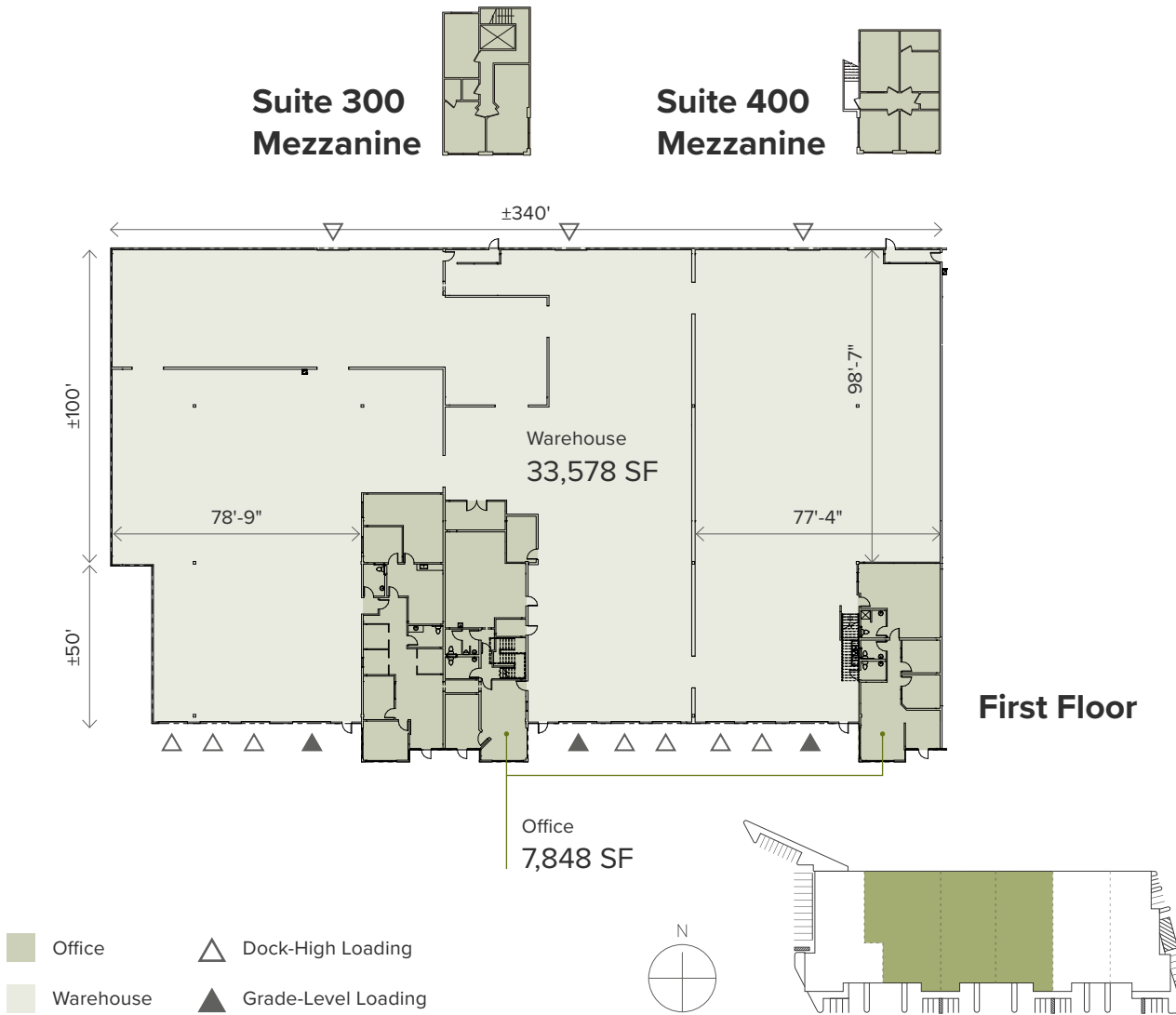
- New carpet
- New paint
- New LED lighting
- 24' clear height
- 1 dock high / 1 grade level
- 400 amps, 480V, 3-phase power

First-Floor Office	1,299 SF
Second-Floor Office	1,378 SF
Warehouse	8,737 SF
Total Space	11,414 SF



Building 15500

Suites 200/300/400



Available Now
Call for Rates

Planned Improvements

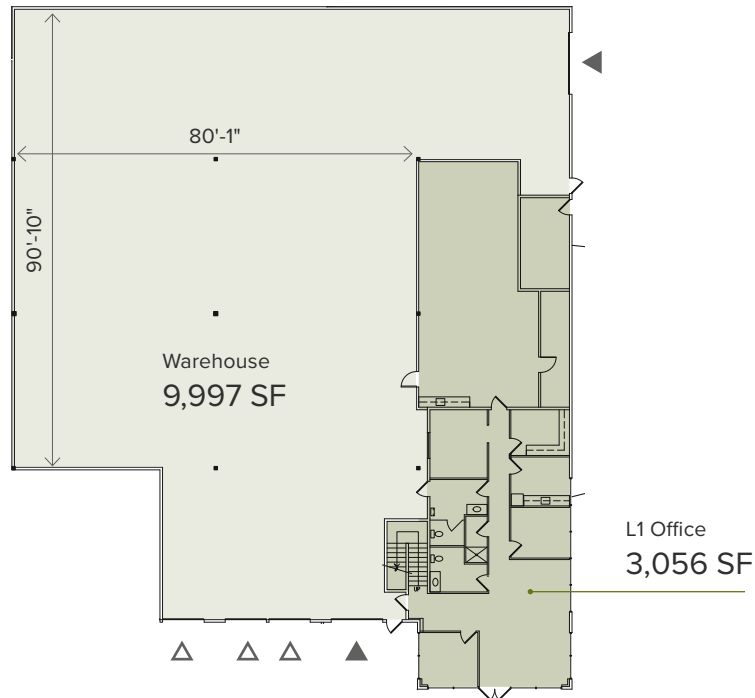
- New LED lighting
- New warehouse finishes
- New office finishes
- New carpet
- Divisible space—
12,934–41,426 SF available
- 24' clear height
- 10 dock high / 3 grade level
- 800 amps, 480V
(expandable to 1,000
amps)

Office	7,848 SF
Warehouse	33,578 SF
Total Space	41,426 SF

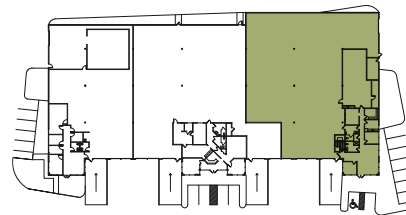
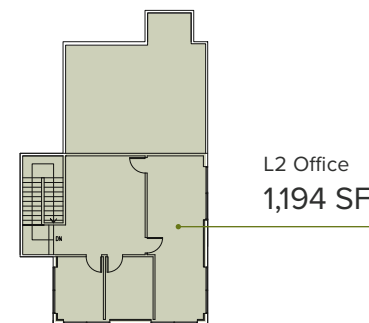


Building 15520 Suite 100

First Floor



Second Floor Office



Available Now
Call for Rates

Features

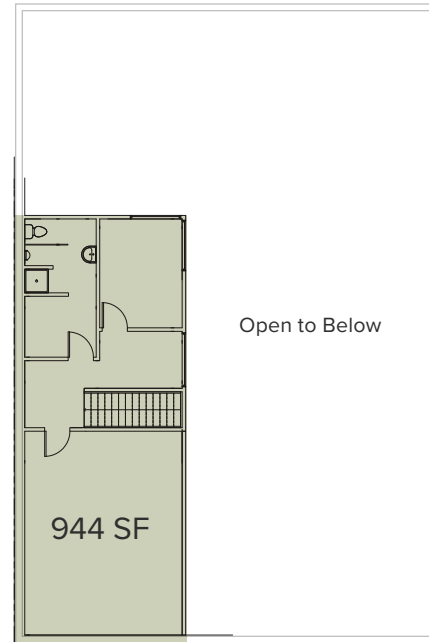
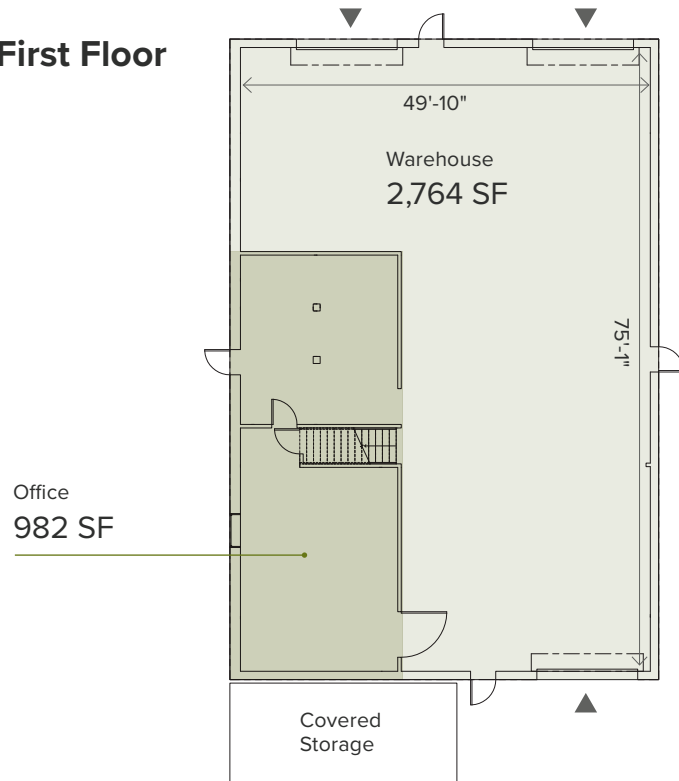
- New roof
- New warehouse LEDs and paint
- New office finishes
- 24' clear height
- 3 dock high / 2 grade level
- 500 amps, 480V, 3-phase power

First Floor Office	3,056 SF
Second Floor Office	1,194 SF
Warehouse	9,997 SF
Total Space	14,247 SF



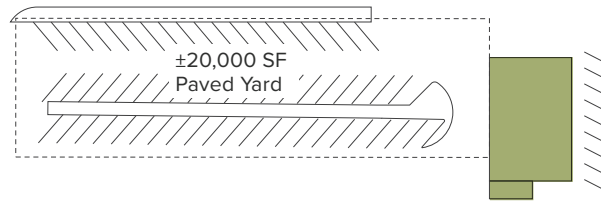
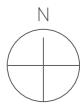
Building 15300 + Yard

First Floor



Second Floor Office/ Mezzanine

- Office
- Warehouse
- Grade-Level Loading



Available Now
Call for Rates

Features

- Stand-alone building with 20,000 SF of paved yard (can be fenced)
- 3 grade-level doors
- Includes outside covered storage area
- 200 amps, 480V, 3-phase power

First Floor Office	982 SF
Second Floor Office	493 SF
Unfinished Mezz.	451 SF
Warehouse	2,764 SF
Total Space	4,690 SF



Upcoming Park Improvements



New Landscaping



Refreshed Building
Exteriors



New Park Signage



Local Institutional
Ownership



Tenant Experience
Upgrades



Mechanical & Roof
Upgrades





Nearby Amenities

EAT & DRINK

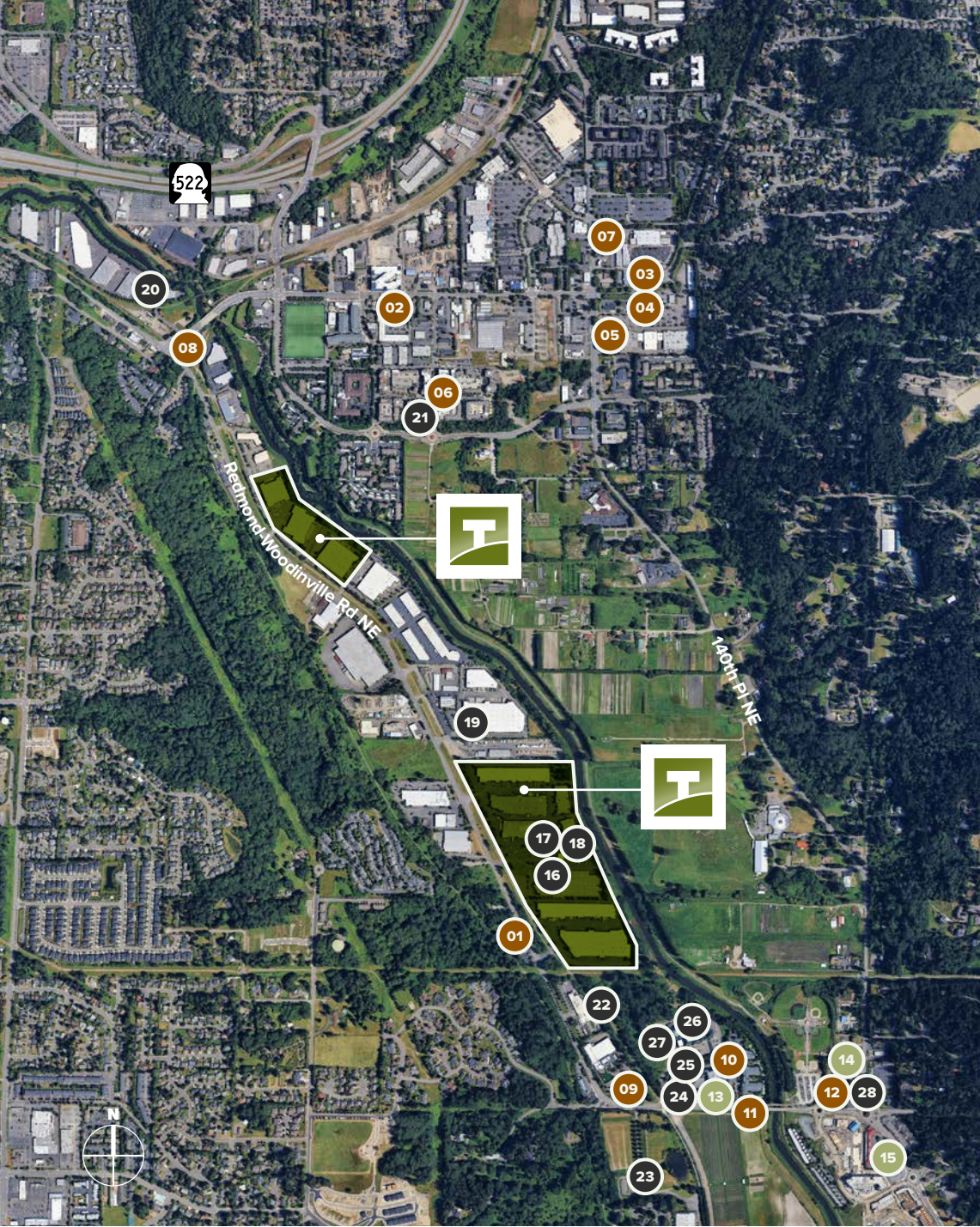
- 01 Von's 1000Spirits
- 02 The Pizza Coop & Ale House
- 03 Woodinville Café
- 04 Topsy Cow
- 05 Pasta Nova Italiano
- 06 Rusty Pelican Café
- 07 Dough Zone
- 08 Woodinville Cut Shop
- 09 Hollywood Tavern
- 10 Barking Frog
- 11 The Herbfarm
- 12 Vivi Pizzeria

LODGING

- 13 Willows Lodge
- 14 Hollywood Manor at Tenhulzen Reserve
- 15 The Somm

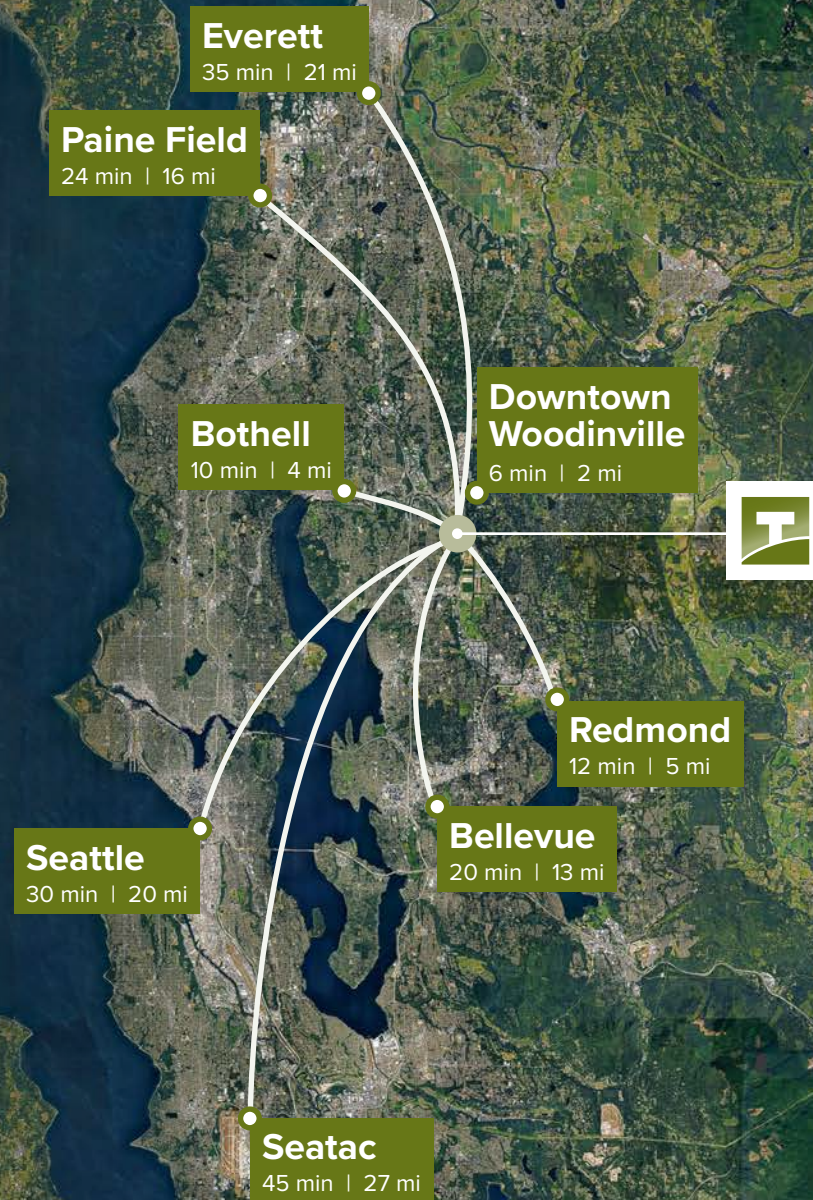
WINERIES & BREWERIES

- 16 Tenor Wines
- 17 Watts Brewing Company
- 18 Black Raven Brewing
- 19 Martedi Winery
- 20 Rocky Pond Estate Winery
- 21 Novelty Hill – Januik Winery
- 22 Chateau Ste. Michelle Winery
- 23 Mark Ryan Winery
- 24 Fidélitas
- 25 DeLille Cellars
- 26 Sparkman Cellars
- 27 Latta Wines
- 28 Patterson Cellars



Drive Times

Located in the heart
of Woodinville, with
convenient drive-time
access to top restaurants,
retail, and key amenities



Owner Profile



Industrial Real Estate
Focused on **Location**,
Functionality, and
Flexibility.

307

Buildings

20.2M

Square Feet

44

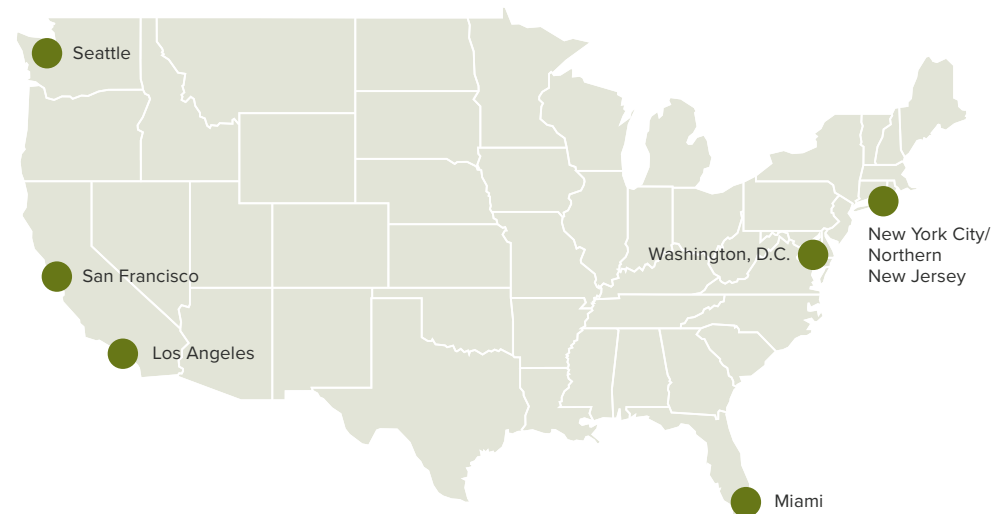
Improved
Land Parcels

676

Customers

Terreno Realty acquires,
owns and operates
industrial real estate in six
major coastal U.S. markets.

These properties may be warehouse/distribution, flex
(including light industrial and R&D), transshipment
(truck terminals) or improved land parcels.



[LEARN MORE AT TERRENO.COM](https://www.terreno.com)





Woodinville Corporate Park

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