



# 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](http://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

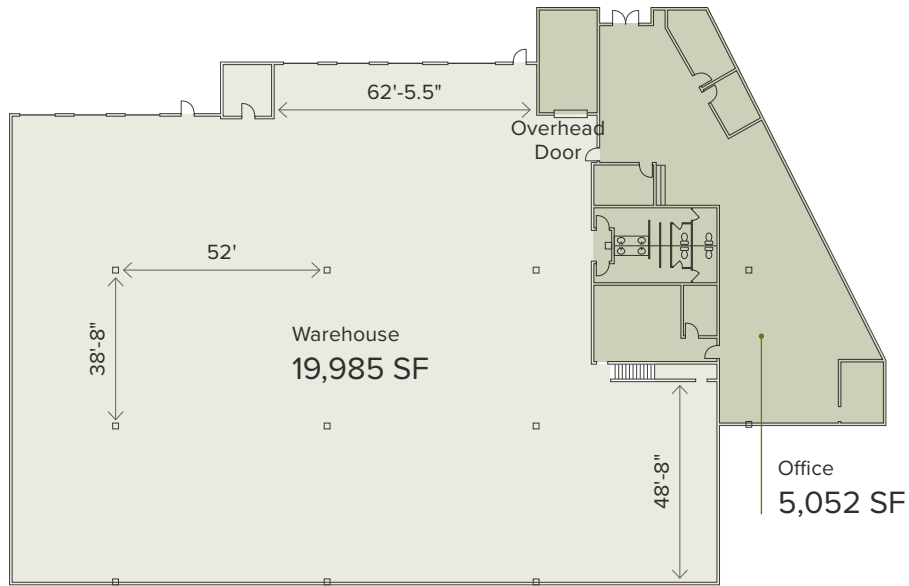
Best-in-class  
industrial on the  
Eastside

- 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

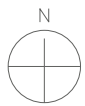
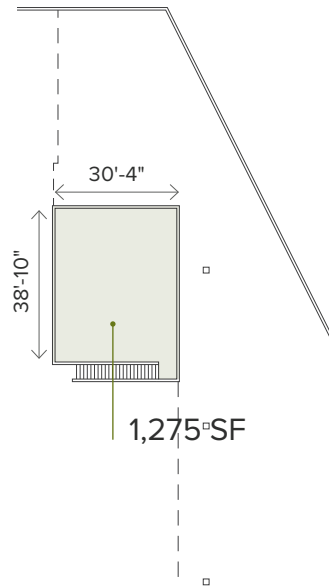
Buildings I, J, and K are listed  
separately by the Broderick Group

# Building A Suite 900

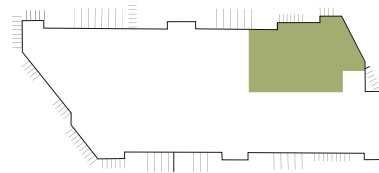
## First Floor



## Mezzanine



Office Warehouse



Available 11/1/25  
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 amp, 480V, 3-phase power

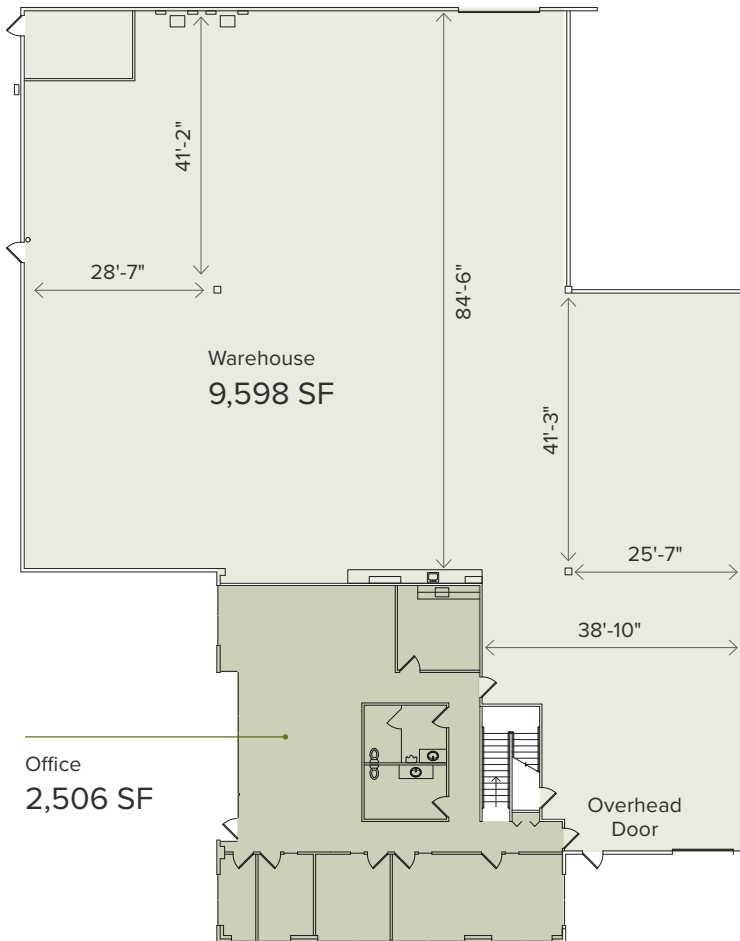
First-Floor Office	5,052 SF
Second-Floor Mezz.	1,275 SF
Warehouse	19,985 SF
<b>Total Space</b>	<b>26,312 SF</b>



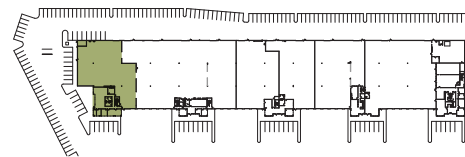
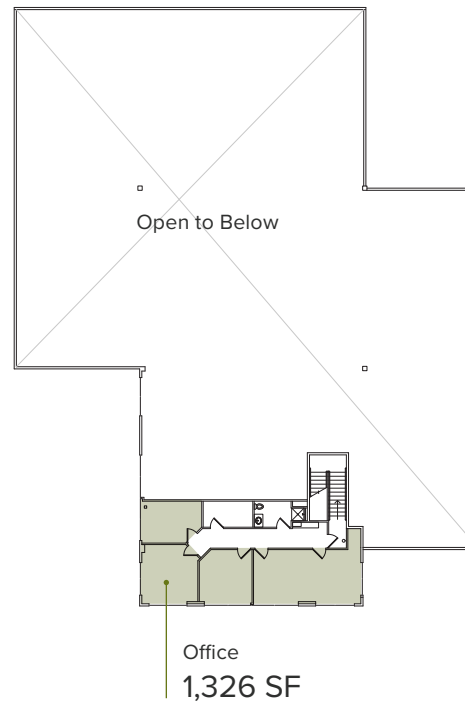


# Building F Suite 100

## First Floor



## Mezzanine



Available Now  
Call for Rates

**Market-ready  
improvements completed**

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

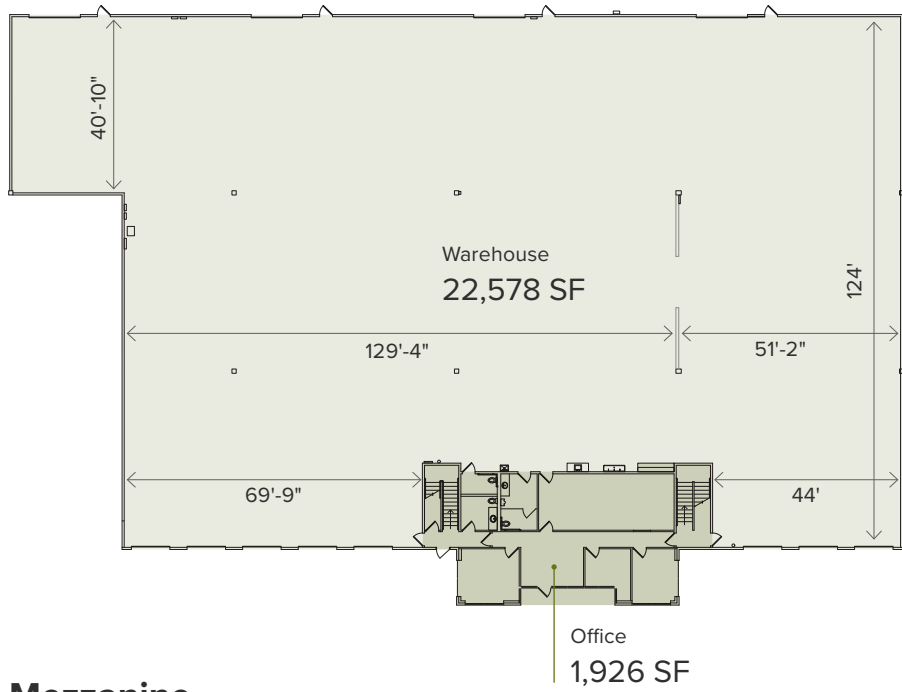
First Floor Office	2,506 SF
Second Floor Office	1,326 SF
Warehouse	9,598 SF
<b>Total Space</b>	<b>13,430 SF</b>



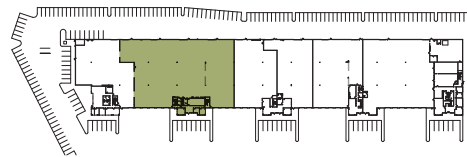
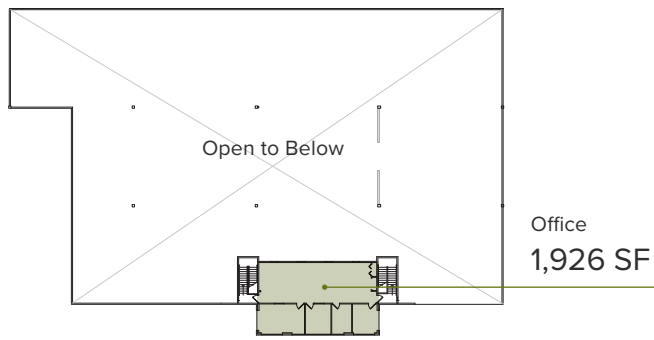


# Building F Suite 200

## First Floor



## Mezzanine



Office Warehouse



Available Now  
Call for Rates

## Planned improvements

- New carpet & paint
- New LED lighting
- New ceiling tiles
- New window blinds
- White box warehouse
- 24' clear height
- 8 dock high / 4 grade level
- 600 amp, 480V, 3-phase power

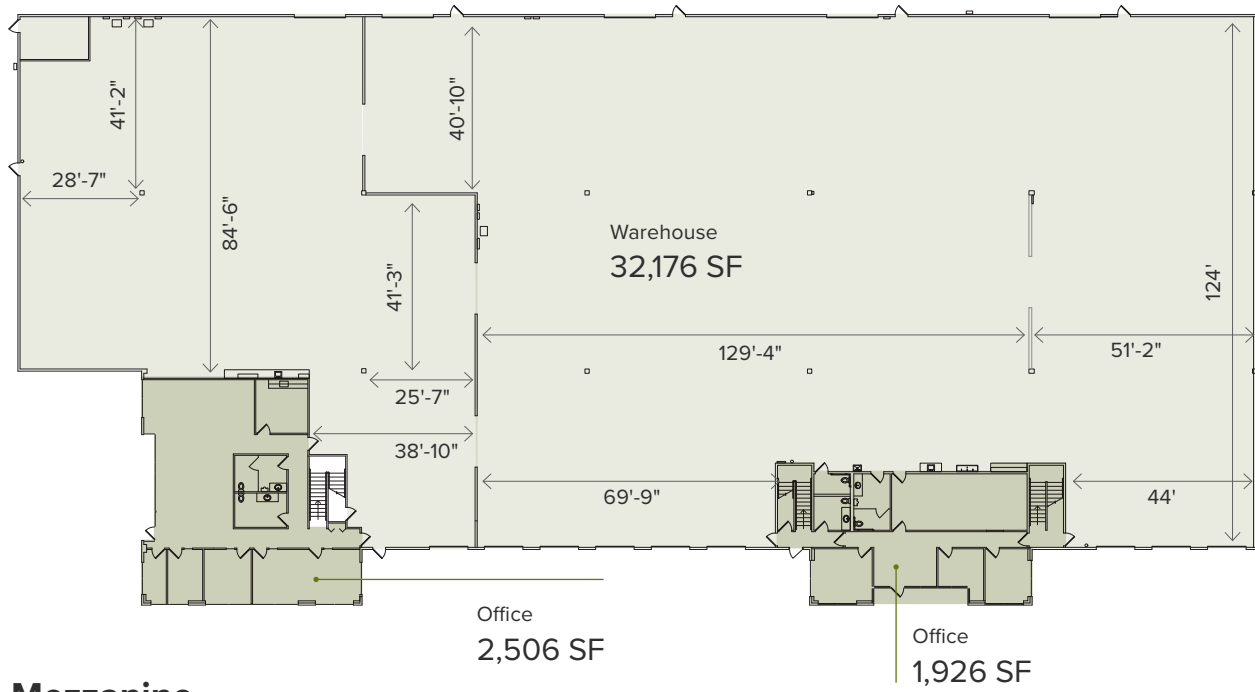
First Floor Office	1,926 SF
Second Floor Office	1,926 SF
Warehouse	22,578 SF
<b>Total Space</b>	<b>26,430 SF</b>



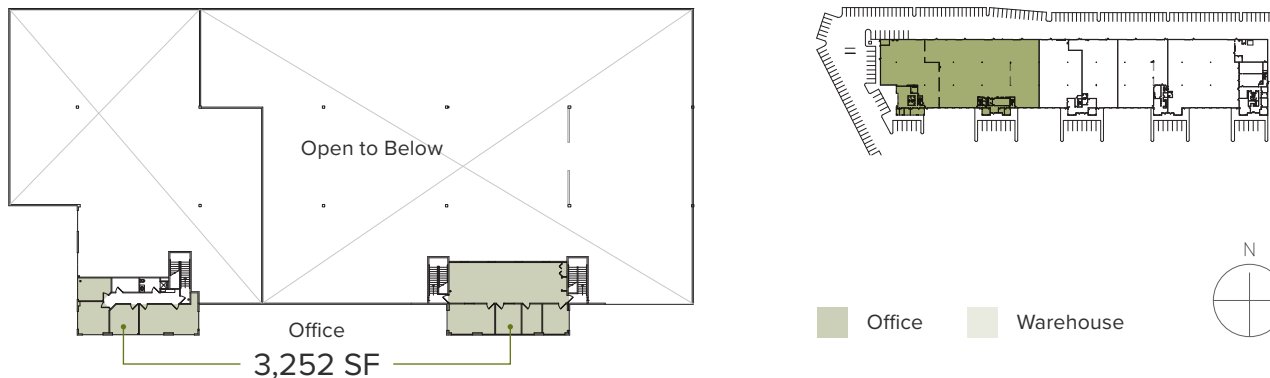


# Building F Suites 100+200

## First Floor



## Mezzanine



Available Now  
Call for Rates

### Planned improvements

- New carpet
- New paint
- New LED lighting
- White box warehouse
- 24' clear height
- 10 dock high / 5 grade level
- 900 amp, 480V, 3-phase power

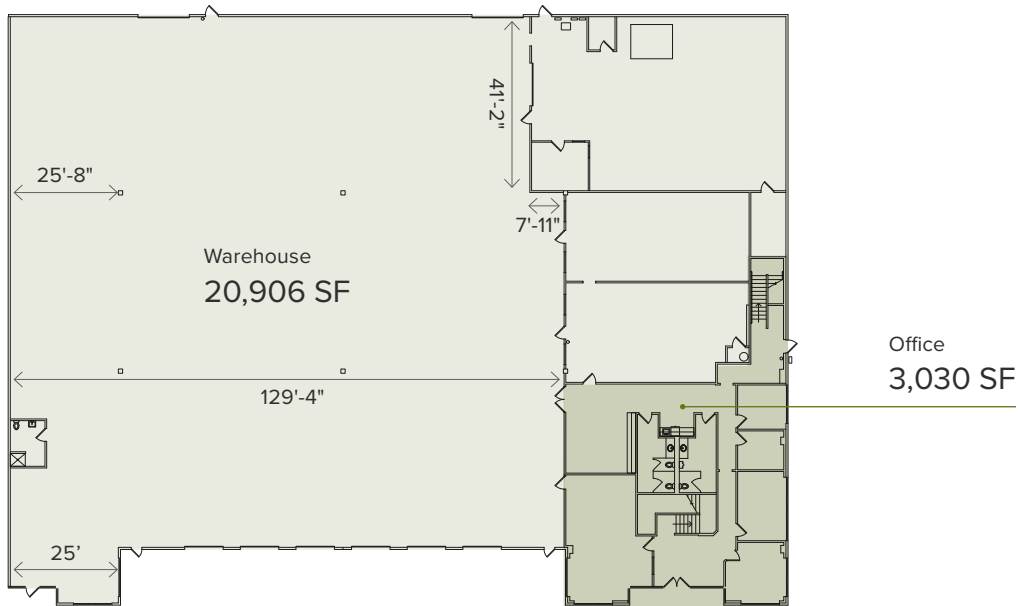
First Floor Office	4,432 SF
Second Floor Office	3,252 SF
Warehouse	32,176 SF
<b>Total Space</b>	<b>39,860 SF</b>



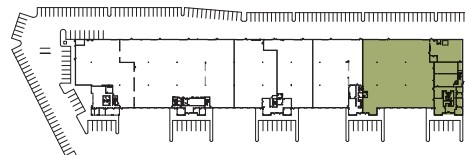
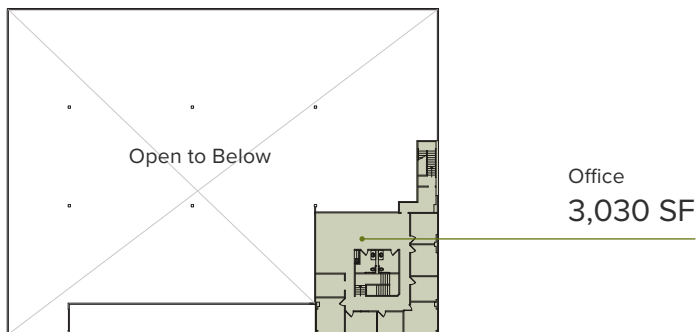


# Building F Suite 800

## First Floor



## Mezzanine



Available Now  
Call for Rates

### Planned improvements

- New paint
- New LED lighting
- White box warehouse
- 24' clear height
- 6 dock high / 2 grade level
- 200 amp, 480V, 3-phase power

First Floor Office	3,030 SF
Second Floor Office	3,030 SF
Warehouse	20,906 SF
<b>Total Space</b>	<b>26,966 SF</b>

# 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** Walla Walla Steak Co
- 03** The Pizza Coop & Ale House
- 04** Woodinville Café
- 05** Topsy Cow
- 06** Pasta Nova Italiano
- 07** Rusty Pelican Café
- 08** Dough Zone
- 09** Woodinville Cut Shop
- 10** Hollywood Tavern
- 11** Barking Frog
- 12** The Herbfarm
- 13** Vivi Pizzeria

## LODGING

- 14** Willows Lodge
- 15** Hollywood Manor at Tenhulzen Reserve
- 16** The Somm  
(Opening October 2025)

## WINERIES & BREWERIES

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





# 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**.

306  
Buildings

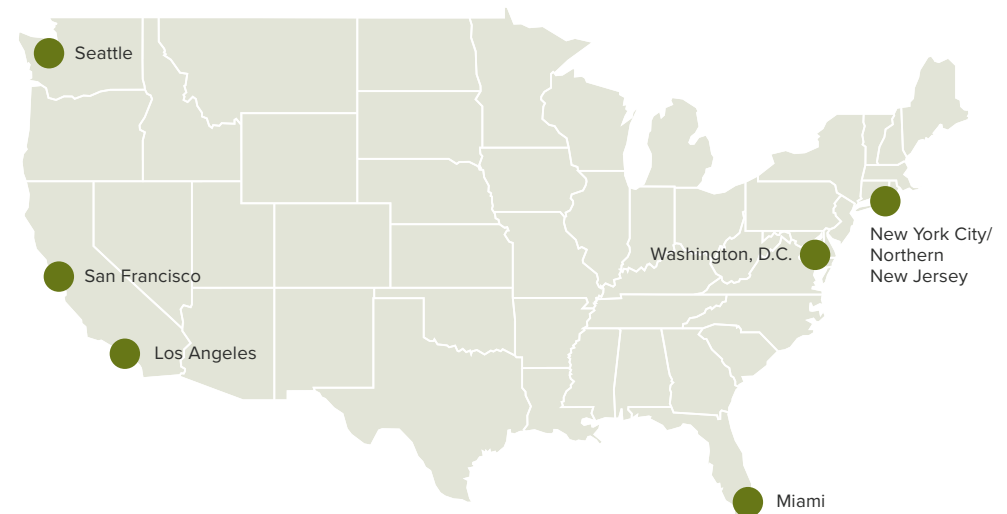
19M  
Square Feet

47  
Improved  
Land Parcels

688  
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

15300 – 15500 Woodinville-Redmond Rd  
Woodinville, WA 98072

[woodinvillecorporatepark.com](http://woodinvillecorporatepark.com)   [kidder.com](http://kidder.com)

## Exclusively listed by

**Todd Gauthier**  
Executive Vice President  
425.450.1118  
[todd.gauthier@kidder.com](mailto:todd.gauthier@kidder.com)

**Jason Bloom**  
Executive Vice President  
425.450.1102  
[jason.bloom@kidder.com](mailto:jason.bloom@kidder.com)

**Carter Nicholson**  
Associate  
425.450.1145  
[carter.nicholson@kidder.com](mailto:carter.nicholson@kidder.com)

**Greg Fuchs**  
Associate  
425.450.1161  
[greg.fuchs@kidder.com](mailto:greg.fuchs@kidder.com)



SCAN TO  
LEARN MORE



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.