



3051 E
VALLEY RD

*±25,100 SF, One-of-a-kind
Manufacturing Building with Fenced
Yard for Lease in Renton, WA*

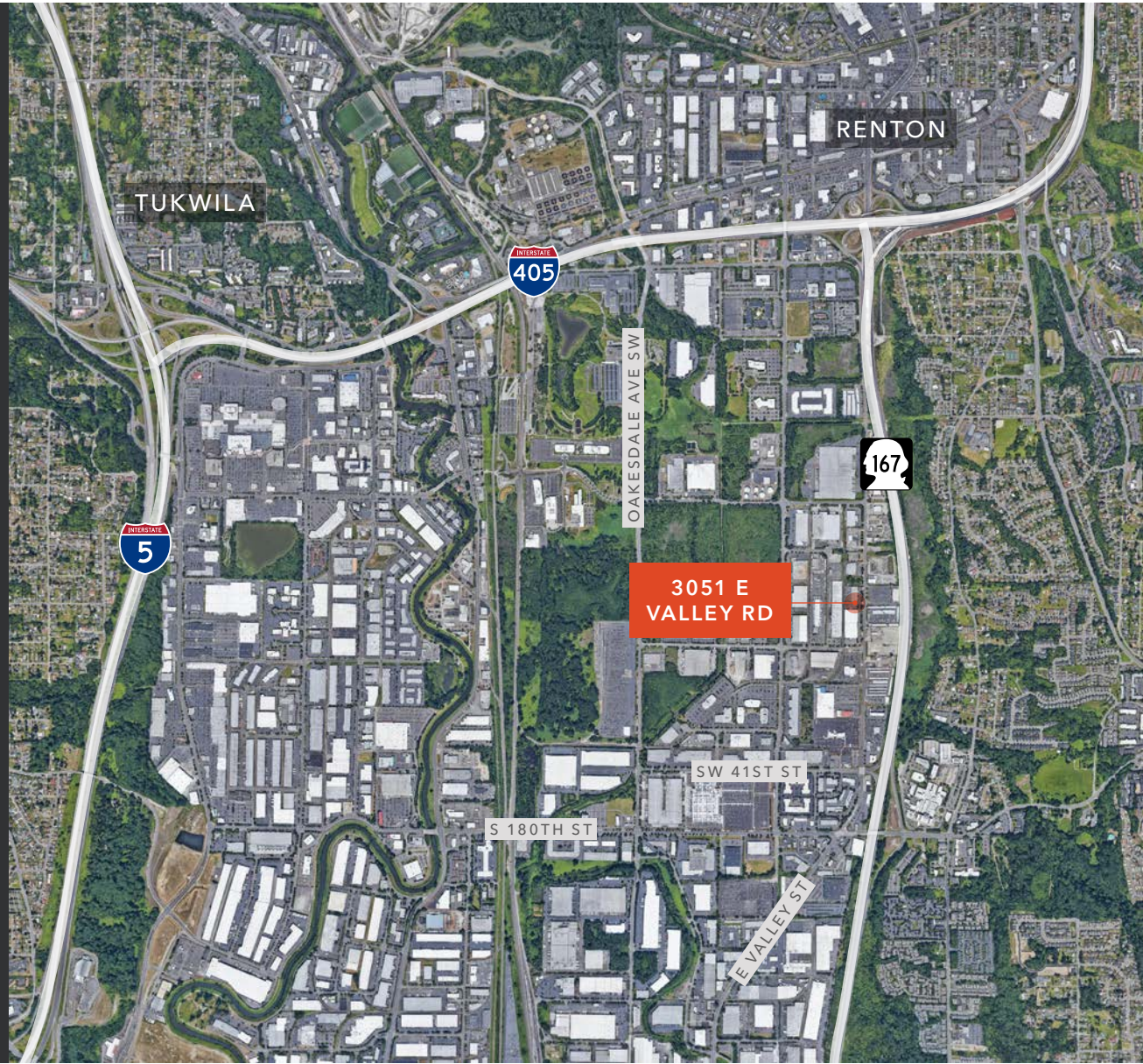
RENTON, WA

PROPERTY HIGHLIGHTS

RENTABLE SF	Approximately 25,100 SF
YARD AREA	Approximately 18,250 SF
PARCEL AREA	73,616 SF
OFFICE AREA	Approximately 7,950 SF total • Approximately 5,000 SF first floor office • Approximately 2,950 SF mezzanine office
CRANE	5-ton Bridge Crane
DOCK-HIGH DOORS	Two
GRADE-LEVEL DOORS	Two (oversized)
POWER	Heavy 277/480 volt power
CLEAR HEIGHT	Approximately 26'
ZONED	IH (City of Renton)
AVAILABLE	09/01/2026
RATES	Call Broker

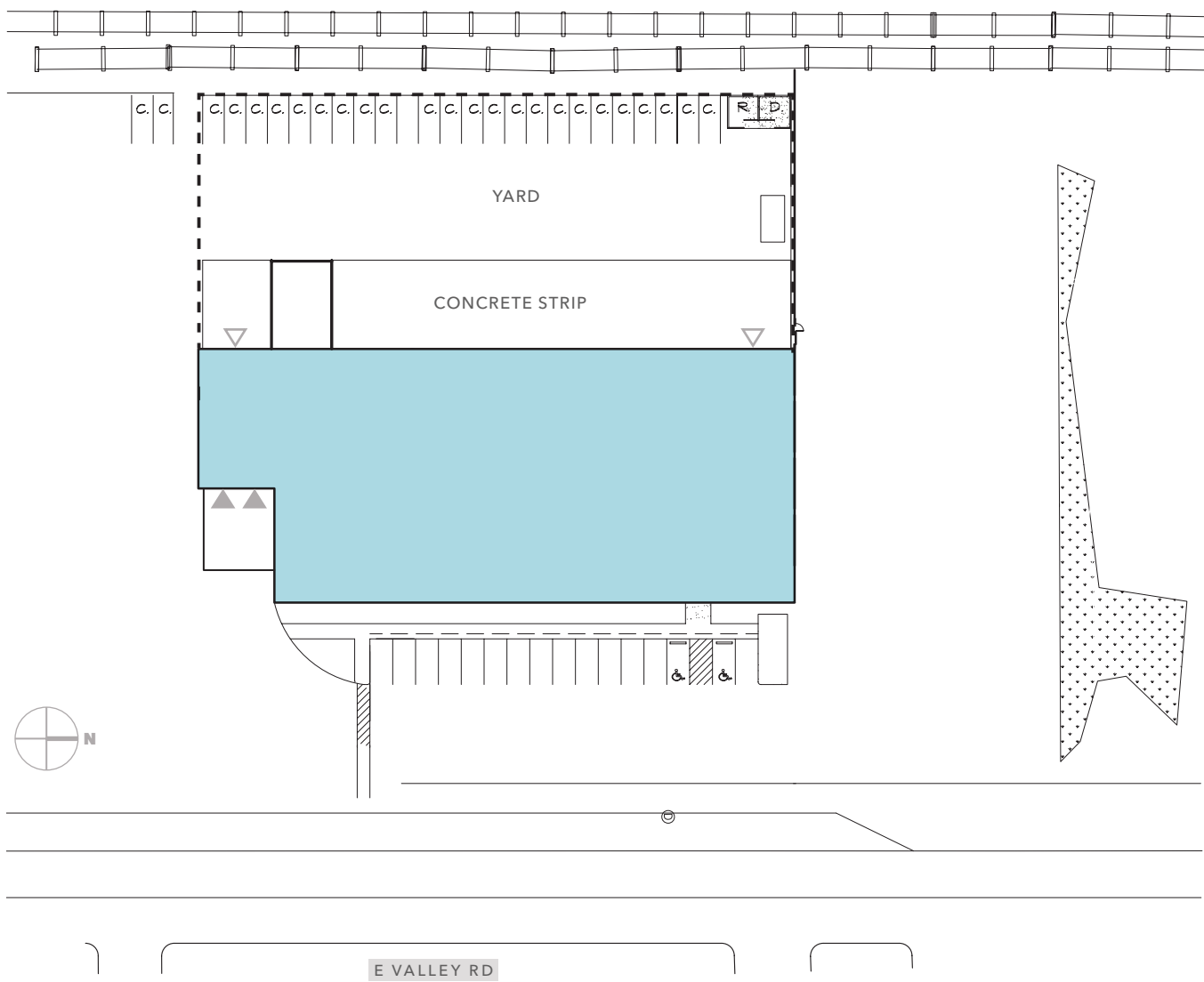
25,100
RENTABLE SF

18,250
YARD SF





SITE PLAN



09/01/26

AVAILABLE

2 DH / 2 GL

LOADING DOORS

IH

ZONING

LEGEND

△ Drive-In Loading

▲ Dock-High Loading

FIRST FLOOR PLAN

25,100 SF

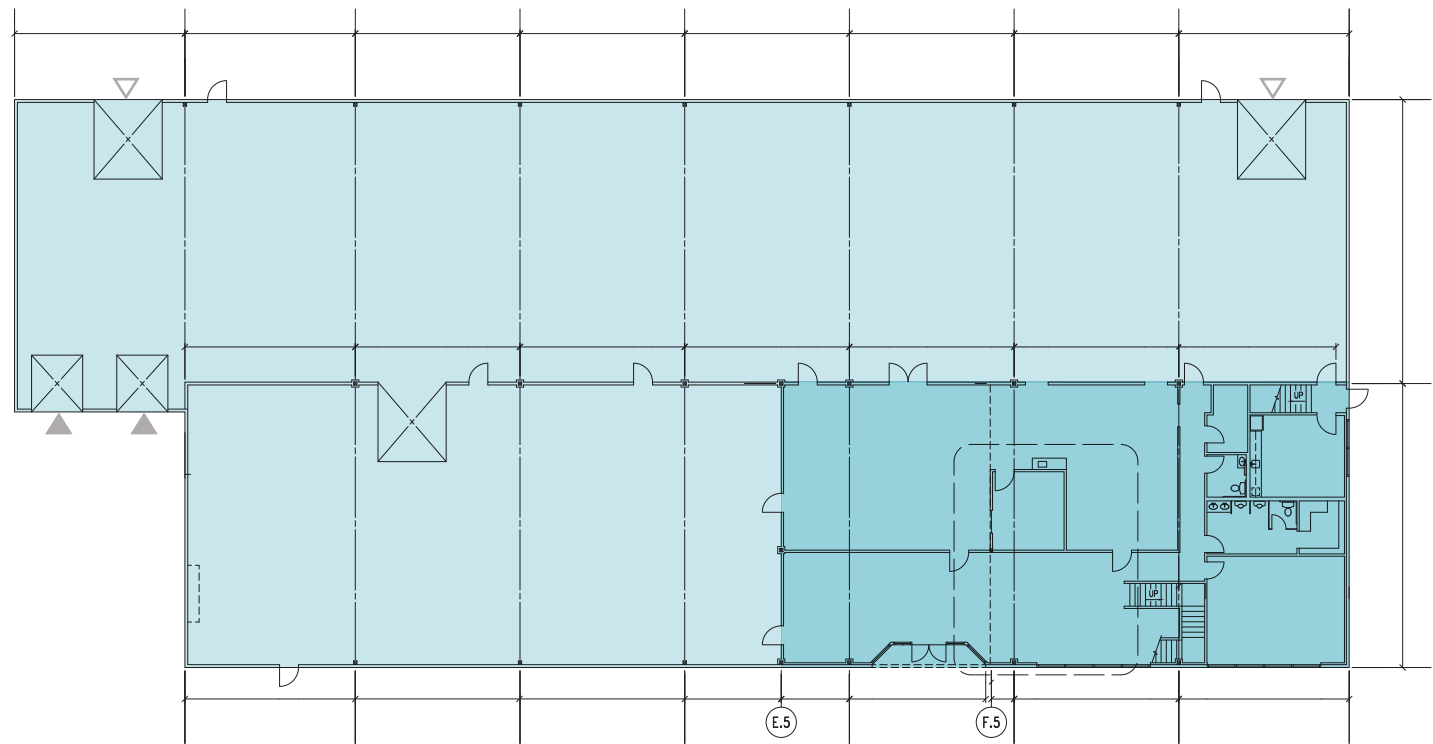
APPROX. TOTAL

7,950 SF

APPROX. OFFICE

18,250 SF

APPROX. YARD



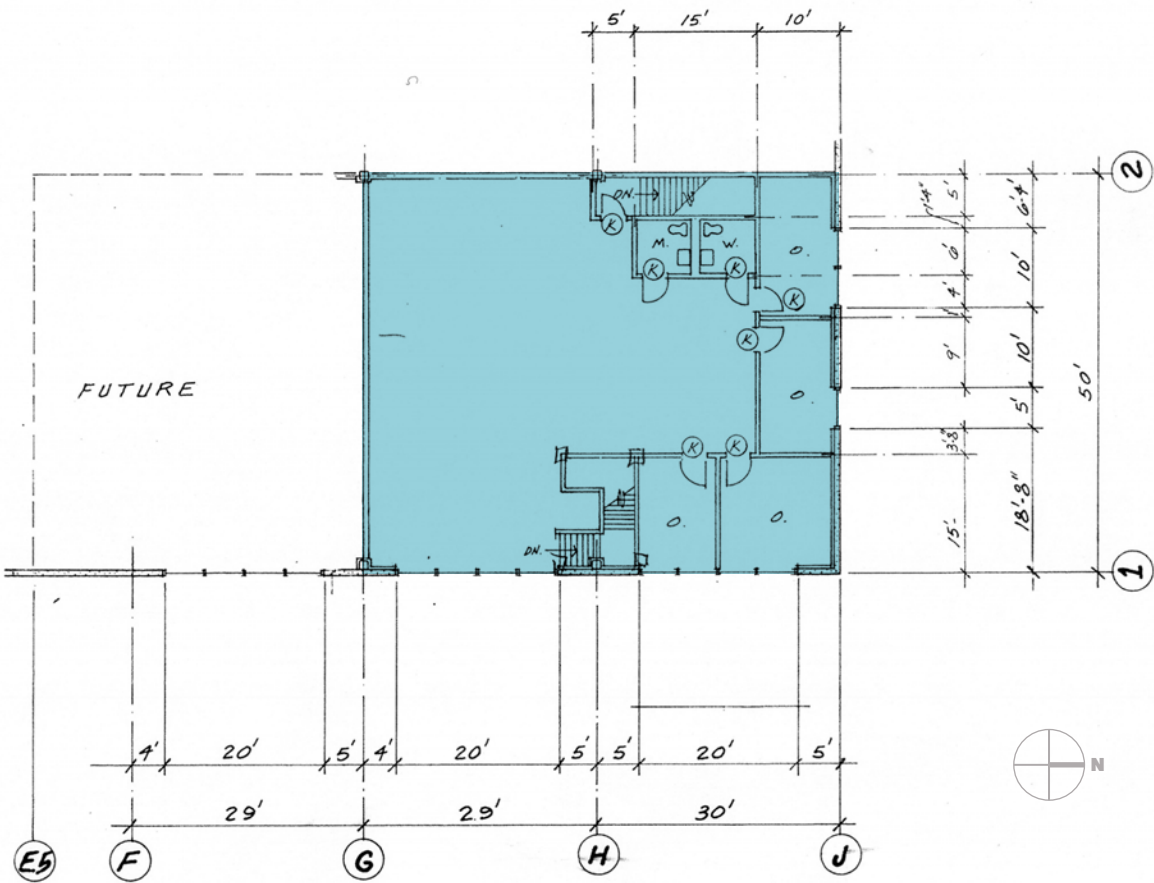
LEGEND

- | | |
|-----------|-------------------|
| Office | Drive-In Loading |
| Warehouse | Dock-High Loading |

MEZZANINE FLOOR PLAN

2,950SF

APPROX. MEZZ





3051 E VALLEY RD

*For more information on
this property, please contact*

DOUG KLEIN, SIOR
Executive Vice President
206.248.7348
doug.klein@kidder.com

KIDDER.COM

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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

