



EXCELLENT OWNER/  
USER OPPORTUNITY

*115,575 SF Industrial Building  
Now Available for Sale or  
Lease in North Bend*

44003 SE TANNER RD  
NORTH BEND, WA

ALPENTALLOGISTICS.COM



EXCLUSIVELY LEASED BY





# NOW AVAILABLE FOR SALE OR LEASE



## PROPERTY HIGHLIGHTS

5.35 acres

3,223 SF spec office with 2,997 SF mezzanine

Additional BTS office available

32' clear height

18 dock-high loading doors with seals, three (3) doors with 40,000 lb. pit-style levelers

2 grade-level loading doors

120 total parking stalls

EP-1 zoning, City of North Bend

ESFR sprinklers

6" reinforced slab

LED lighting

Excellent truck maneuverability

Contact Brokers for rates

→ [SAMPLE RACKING PLAN](#)

115,575

TOTAL SQUARE FEET

±30,000

DIVISIBLE SQUARE FEET

32'

CLEAR HEIGHT



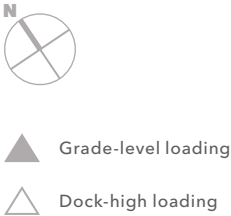
# CONVENIENT *FREEWAY ACCESS*



AVAILABLE FOR LEASE

KIDDER MATHEWS





AVAILABLE FOR LEASE

115,575  
TOTAL BUILDING SF

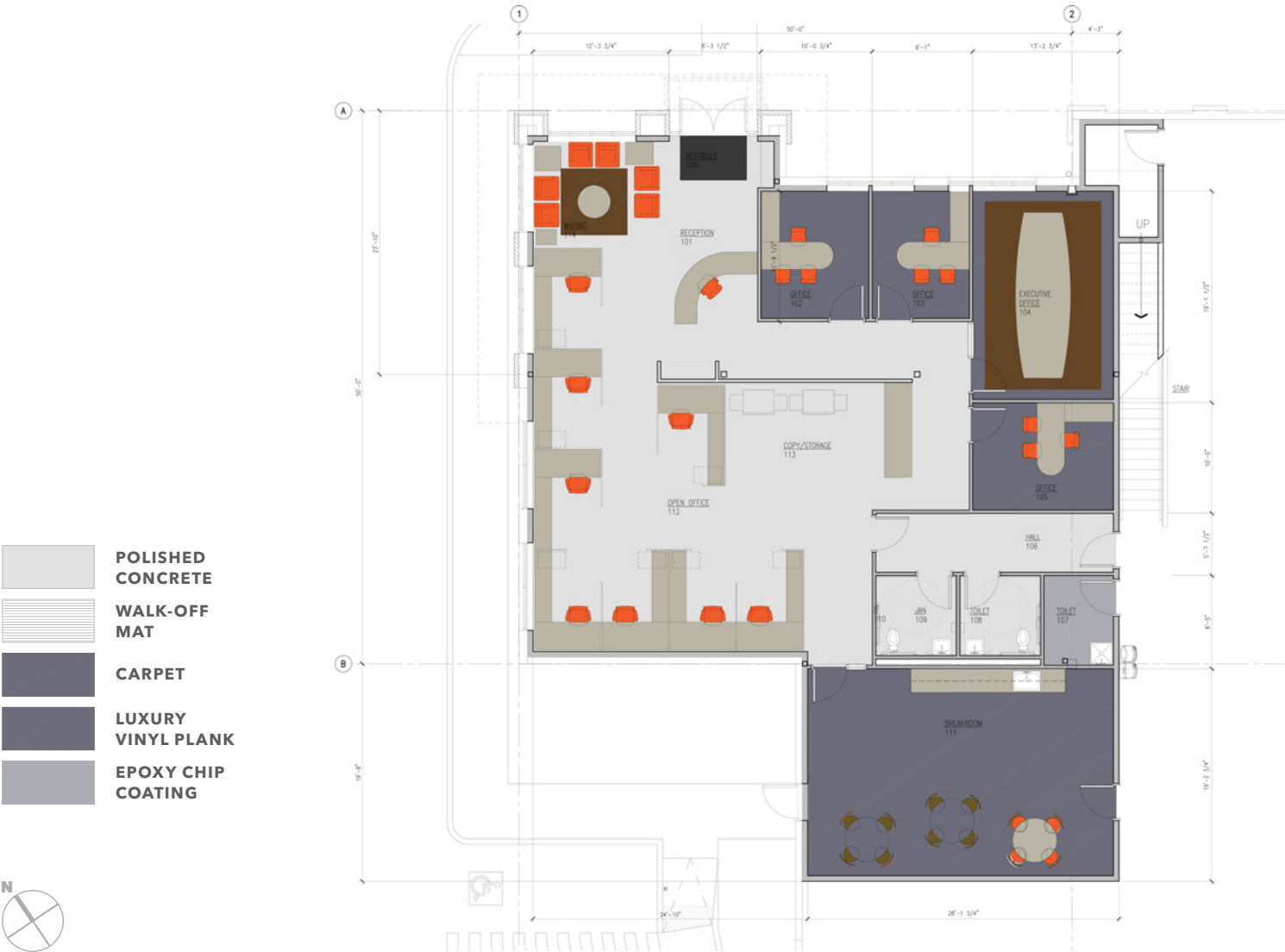
5.35  
TOTAL LAND AC

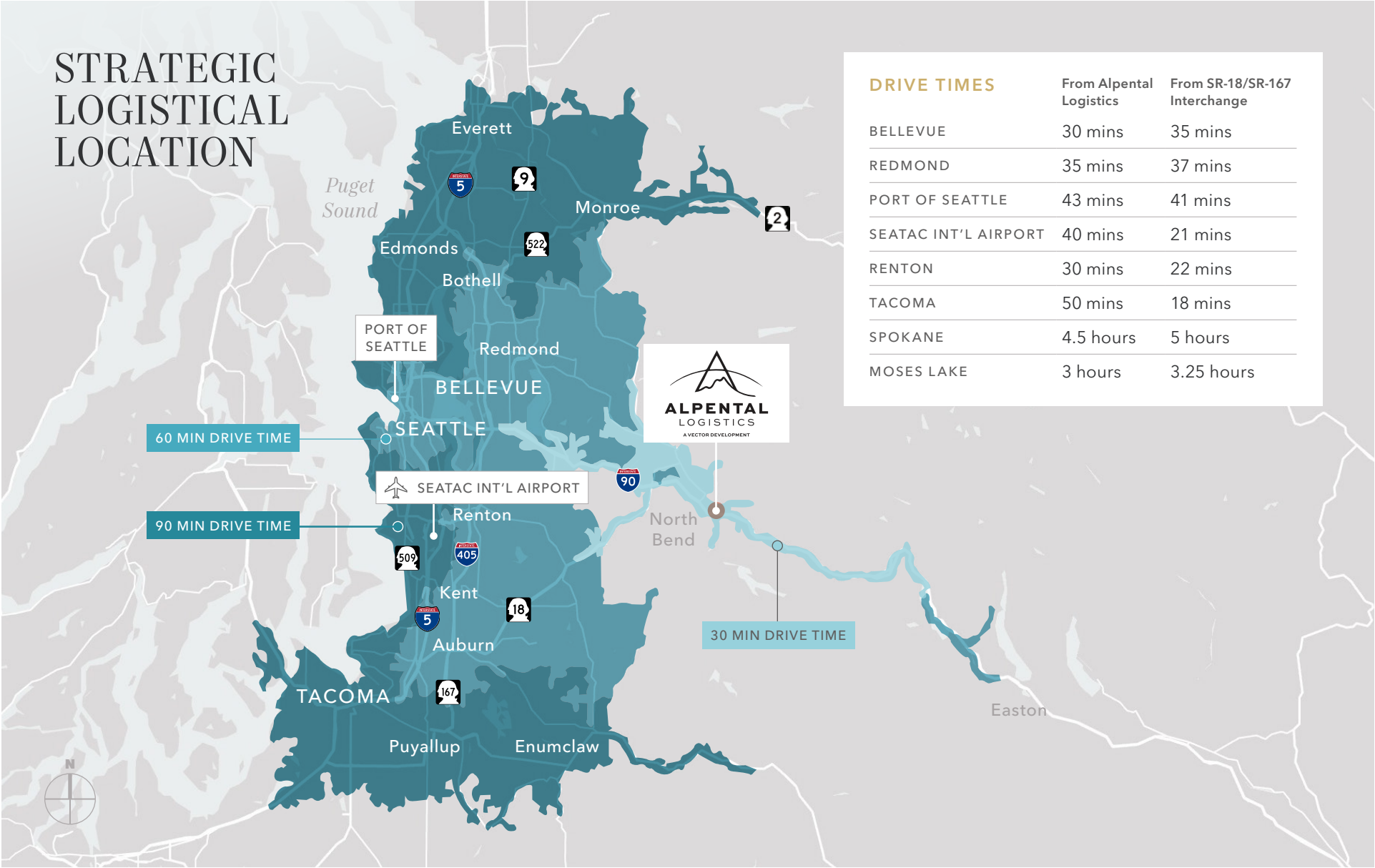
*EP-1*  
ZONING

→ [VIEW ZONING DETAILS](#)

→ SAMPLE RACKING PLAN

SPEC OFFICE PLAN







# ALPENTAL LOGISTICS



AVAILABLE FOR LEASE

KIDDER MATHEWS





ALPENTALLOGISTICS.COM

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