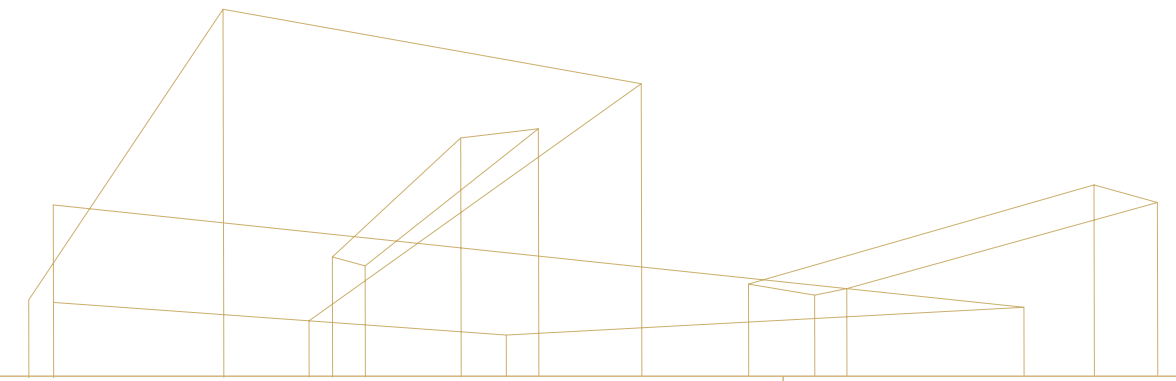


INDUSTRIAL

SALE COMPARABLES



SALE COMPARABLES

Sampling of relevant sale comps over the last twelve months include the following:



	MAGELLAN INSULATION BUILDING	NORTH AUBURN LOGISTICS	WOODINVILLE CORPORATE CENTER	CRICKET BUSINESS CENTER	AIR TOUCH BUILDING	EMERALD HOME FURNISHINGS BUILDING
ADDRESS	22718 58th Pl S	6607 S 287th St	15902 Woodinville-Redmond Road	21501-21517 84th Ave. S	3440 6th Ave S	3025 Pioneer Way E
CITY	Kent	Auburn	Woodinville	Kent	Seattle	Tacoma
BUYER	First Industrial	Black Creek Group	Black Creek Group	OJESH LLC	Prologis	H.T. Hackney Co.
SELLER	Magellan Insulation	Panattoni	Panattoni	D & I II LLC	Brad Carlton	Emerald Home Furnishings
TOTAL SQUARE FEET (OFFICE)	23,360 (7,800)	265,000 (Not disclosed)	158,725 (Not disclosed)	15,520 (11,735)	21,755 (Not disclosed)	162,650 (Not disclosed)
PURCHASE DATE	12/2019	12/2019	12/2019	12/2019	11/2019	11/2019
PURCHASE PRICE	\$4,030,000.00	\$53,075,000.00	\$34,525,000.00	\$3,225,000.00	\$7,800,000.00	\$20,000,000.00
PRICE PSF	\$172.52	\$200.28	\$217.51	\$207.80	\$358.54	\$122.96
CLEAR HEIGHT	24'	30'	30'	16'	22' - 24'	20' - 30'
DH / GL	DH / GL	DH / GL	DH / GL	GL	GL	DH / GL
YEAR BUILT	1997	2018	2017	1999	1978	1990
COMMENTS	Off-market investment sale. Owner's business and secondary tenant intend to continue occupying the property.	New Class A distribution building. 100% leased at time of sale. Part of a 2 building portfolio sale.	New Class A distribution building. 100% leased at time of sale. Part of a 2 building portfolio sale.	Owner/user sale. Building partially occupied at time of purchase.	Investment sale. Site sits on a 1.36 acre lot.	Business and real estate acquisition.

MATT MCLENNAN
253.722.1458
matt.mclennan@kidder.com

KRAIG HEETER, SIOR
206.248.7313
kraig.heeter@kidder.com@kidder.com

KIDDER.COM

