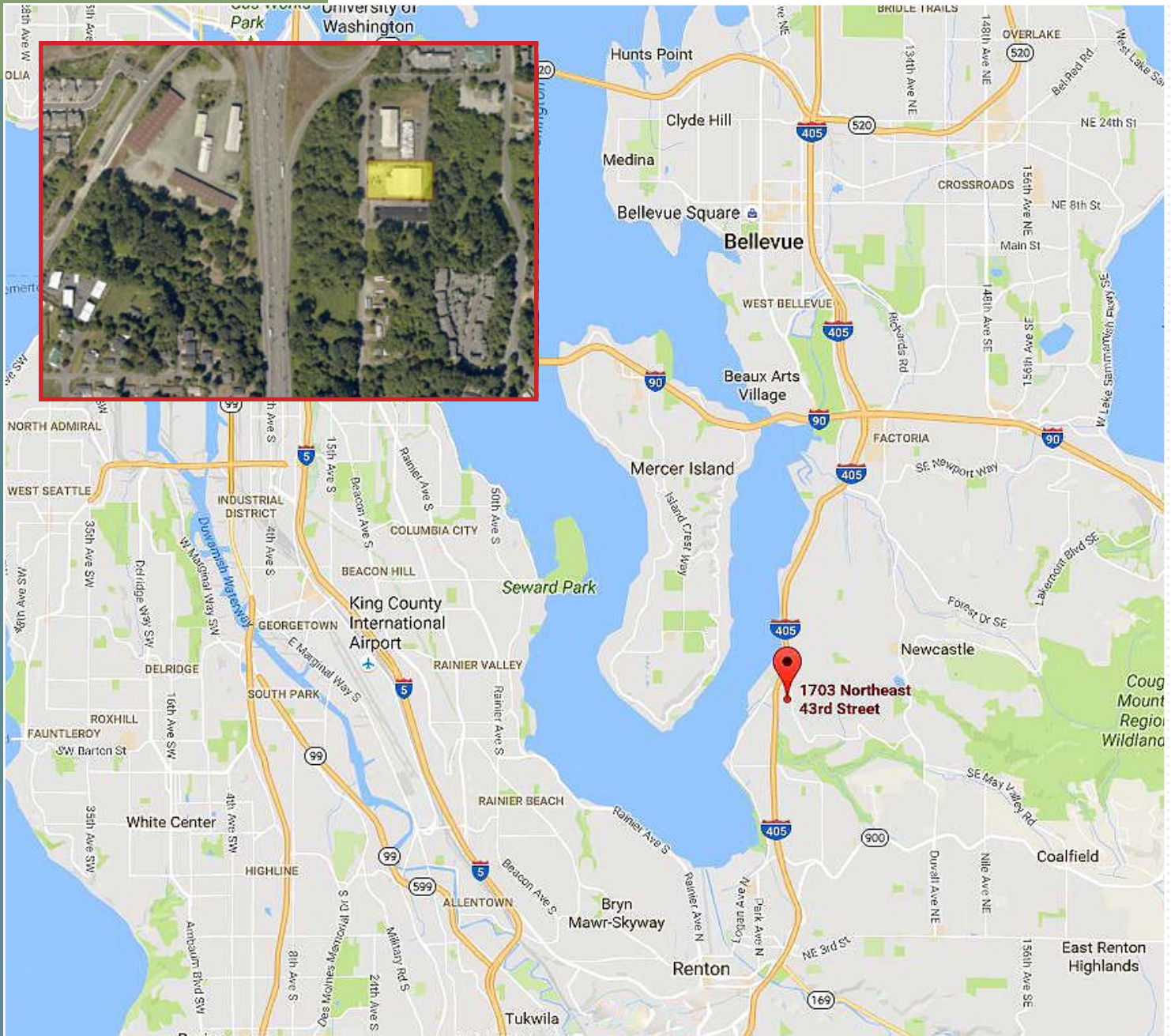


**FOR SALE /
FOR LEASE**

J&M MACHINE BUILDING

1703 NE 43rd St - Renton, WA 98056



Contact

S. Campbell Mathewson
206.757.8893
cmathewson@centurypacificlp.com

50,515 SF / 1.16 Acres
16,140 SF Building
Zoned Commercial Arterial
Asking Price: \$2,800,000

**CENTURY
PACIFIC**

www.CenturyPacificLP.com
1201 Third Ave, Suite 1680
Seattle, WA 98101

CENTURYPACIFIC, LLLP

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Executive Vice President

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Vice President

PROPERTY OFFERING MEMORANDUM

ML Langton, LLC, the owners of 1703 NE 43rd Street (the “Owners”), have engaged CenturyPacific, LLLP (“CenturyPacific”) as real estate advisor and agent, on an exclusive basis, in connection with a proposed Sale of the 50,515 SF property located in Renton, Washington (the “Property”).

This Memorandum has been prepared based partly upon information furnished by the Owners, who have reviewed it and authorized its use for the purpose and in the manner described above. The Owners, CenturyPacific, shareholders, partners and affiliates make no representations or warranties with regard to the accuracy or completeness of the information contained herein. CenturyPacific has conducted a limited review of the information referenced in this Memorandum, but has not independently verified the accuracy or completeness thereof. CenturyPacific does not represent or warrant the accuracy or completeness of the information contained in this Memorandum. Nothing contained in this Memorandum should be construed as a representation by any person as to the future possibilities or performance of the Property.

EACH POTENTIAL BUYER IS EXPECTED TO AND MUST CONDUCT
ITS OWN DUE DILIGENCE.

CENTURYPACIFIC, LLLP
1201 Third Avenue, Suite 1680
Seattle, WA 98101

TABLE OF CONTENTS

I. INVESTMENT SUMMARY	4
The Offering	
Purchase Price	
II. PROPERTY DESCRIPTION	5
Site Summary	
Access	
Improvements	
Leases	
Utilities	
Zoning	
Current Use	
Title Report	
Environmental	
III. MAPS & PHOTOS	7
IV. DEAL TERMS	9
V. DISCLAIMER	10

I. INVESTMENT SUMMARY

1703 NE 43rd Street

THE OFFERING

The Owners are offering for sale a 50,515 SF redevelopment property ("the Property") in Renton, Washington. The Property is zoned commercial arterial. With close proximity to Seattle, the South End, Lake Washington, the East Side and convenient access to the I-405 and I-90 freeways, the property is ideal for an owner/user, investor or townhome developer.

Address: 1703 NE 43rd Street
Renton, WA 98056

Building Size: 16,140 SF

Land Area: 50,515 SF

Parcel Number: 3345700060

Zoning: CA

PURCHASE PRICE

Price: \$2,800,000



II. PROPERTY DESCRIPTION

1703 NE 43rd Street

SITE SUMMARY

The property consists of one tax lot totaling 1.16 acres or 50,515 square feet, located in north Renton in the southeast quadrant of the I-405 and NE 44th Street interchange. The property is located south of NE 43rd Place, east of Jones Avenue NE and west of Lincoln Avenue NE. Traffic counts on I-405 are in excess of 150,000 trips per day with more than 5,500 trips per day on NE 44th Street just east of I-405. Adjacent to the north of the property is the Antioch Presbyterian Church. Further north across NE 43rd Place is typical strip retail including Barrier Reef Aquariums, McDonalds, Starbucks, and KinderCare and the like. The western side of the property fronts on Jones Ave NE and is buffered from I-405 by an undeveloped parcel with significant vegetation. The eastern side is buffered from Lincoln Avenue NE with an undeveloped, highly vegetated parcel. The south is characterized by older storage and single family properties.

ACCESS

The Property is located in northeast Renton just a few blocks southwest of the City of Newcastle. The Property is just several hundred feet from the north/south I-405 freeway.

IMPROVEMENTS

The Property is 50,515 square feet in size with a 16,140 square foot single story industrial building currently leased to Liberty Hall which recently acquired J&M Machine. The prefab steel building was built in 1960. The building is not sprinklered and heat is provided via space heaters.

POWER

The building includes 1,200 amps of 3 phase 240 / 120 service with multiple panels.

FLOOR/CONCRETE SLAB

The majority of the floor is an 8" concrete slab. A 40' x 50' slab in the southern portion of the building includes a 2 ½ foot thick concrete slab.

ROOF

A new roof was installed fourteen years ago and is in good condition.

HVAC

The building is heated with air conditioning in the following areas: office / reception, server room, and quality control room.

LEASES

The Property is leased to La Croix Industries dba Liberty Hall for a machine shop through February 28, 2017. The lease is triple-net with the tenant paying all expenses and net operating income from the property is \$171,600 per year.

NNN EXPENSES

Real Estate Taxes:	\$31,802.63
Insurance:	\$3,500.00
Maintenance:	\$9,951.99
Total:	\$45,254.62 (16,140 SF = \$2.80 per square foot)

PROPERTY DESCRIPTION

1703 NE 43rd Street

UTILITIES

Utilities including water, sewer, electric and communications are available to the Property. The City of Renton confirms that all utilities have sufficient capacity to accommodate any permitted uses.

ZONING

The Property is located in Renton's Commercial Arterial (CA) zone. According to the City of Renton Municipal Code (RMC) 4-2-020, the intent of this zone is to: "evolve from strip commercial linear business districts to business areas characterized by enhanced site planning and pedestrian orientation, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment with greater densities." The CA Zone provides for a wide variety of retail sales, services, and other commercial activities along high-volume traffic corridors. Residential uses may be integrated into the zone through mixed-use buildings.

CURRENT USE

Currently used as a leased commercial/industrial building.

TITLE REPORT

A current, preliminary title report issued by First American Title Company will be provided in the due diligence materials.

ENVIRONMENTAL

Prospective purchasers should conduct their own environmental and other due diligence.

PROPERTY SOLD "AS IS"

The Property is offered for sale "AS IS" with no representations or warranties relating to fitness of use, environmental condition or code compliance, etc. Seller encourages all interested parties and buyers to conduct its own feasibility and environmental studies.



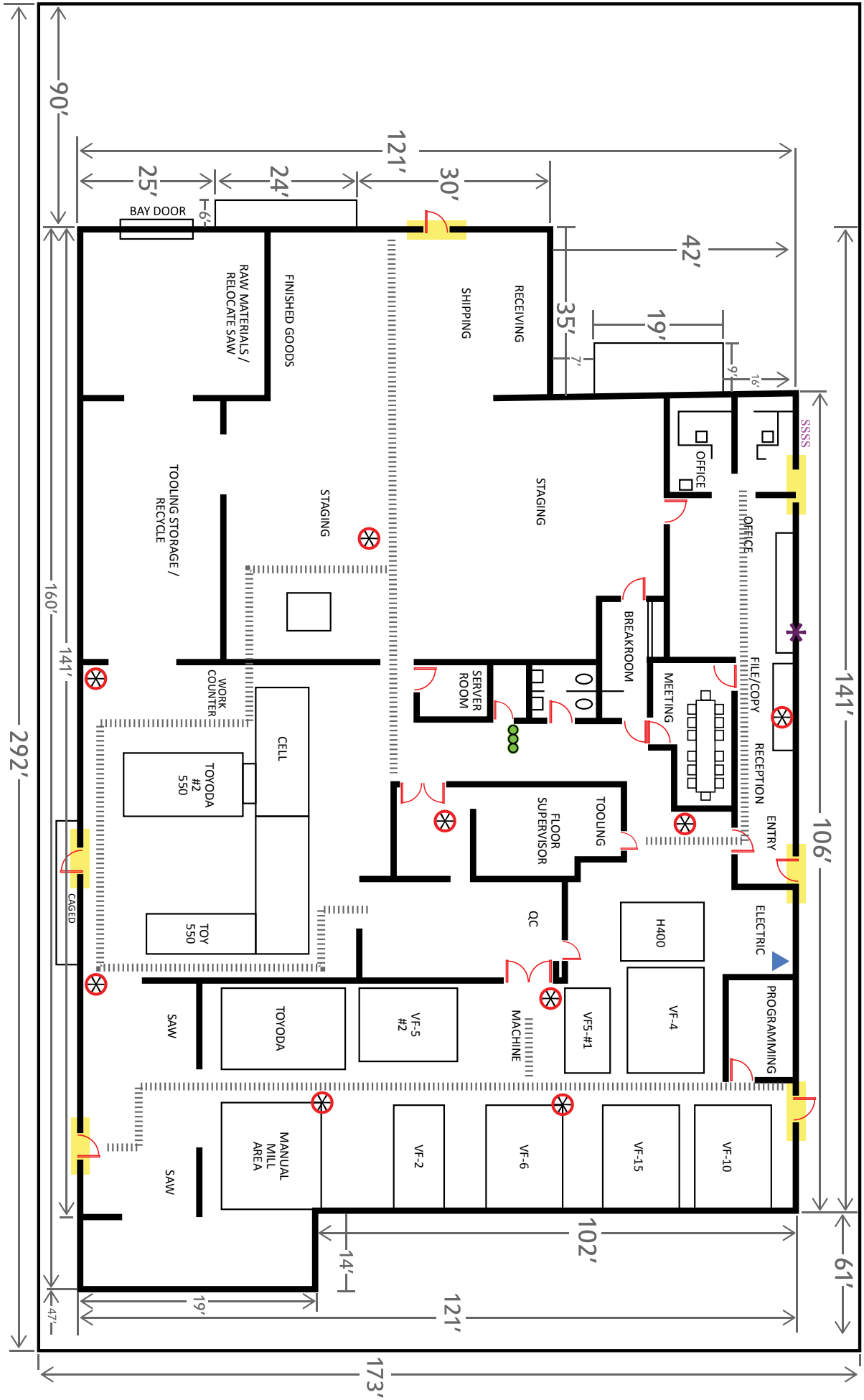
III. MAPS & PHOTOS

1703 NE 43rd Street



PROPERTY MAP

- + = First Aid Supplies
- ⊗ = Fire Extinguisher
- ▲ = Chemical Fire Extinguisher
- ∞ = Eye Wash
- SSSS = Gas Shut Off
- ||||| = Evacuation Route
- = Exits
- ✳ = Water Shut Off



IV.

DEAL TERMS

1703 NE 43rd Street

PLEASE SUBMIT OFFERS TO:

CenturyPacific
Attention: Campbell Mathewson
1201 Third Ave - Suite 1680
Seattle, WA 98101
cmathewson@centurypacificlp.com
206-757-8893

PLEASE BE SURE TO INCLUDE, AT A MINIMUM:

- Purchase Price
- Feasibility Period
- Closing Date
- Earnest Money
- Financial Capacity of Buyer
- Seller: ML Langton, LLC

V.

DISCLAIMER

DISCLAIMER

Materials contained in this offering are furnished solely for the purpose of considering the purchase of the property located at 1703 NE 43rd St in Renton, Washington (the "Property"); described herein and are not to be used for any other purpose or to be made available to any other person without the express written consent of CenturyPacific, LLLP (the "Investment Team") and the Sellers. The material is based, in part, upon information supplied by Seller and, in part, upon information obtained by the Investment Team from sources they deem to be reliable. Summaries contained herein of any legal documents are not intended to be comprehensive statements of the terms of such documents, but rather are outlines of some of the principal provisions contained therein. No warranty or representation, expressed or implied, is made by Seller, the Investment Team or any of their related entities as to the accuracy or completeness of the information contained herein. Prospective investors should make their own investigations, projections and conclusions. Interested buyers should be aware that the Seller is selling the Property in "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. It is expected that prospective investors will conduct their own independent due diligence concerning the Property, including such engineering and environmental inspections as they deem necessary to determine the condition of the Property and the existence or absence of any potentially hazardous materials used on the Property. No representations, expressed or implied, are made as to the foregoing matters by Seller, the Investment Team or any of their officers, employees, affiliates and/or agent. Information contained in this Offering Memorandum is further governed by the Property Agreement.

CENTURYPACIFIC, LLLP