

# Iconic Woodinville Property

14300 NE 145th Street, Woodinville, WA



**FOR SALE**

22.8-Acre Site with Two, State-of-the-Art Buildings in Seattle MSA

**Andy Miller**  
425.450.1110  
amiller@kiddermathews.com

**Todd Gauthier**  
425.450.1118  
toddg@kiddermathews.com

**Jason Bloom**  
425.450.1102  
jbloom@kiddermathews.com

[kiddermathews.com](http://kiddermathews.com)

**km** Kidder  
Mathews

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## The Offering

Kidder Mathews is pleased to present an iconic Woodinville, Washington property for sale, located in the heart of Woodinville's renowned wine district. The sprawling 22.8-acre site features two state-of-the-art buildings totaling 129,203 square feet, currently improved as a fully operational craft brewery including production, distribution, cold storage, and bottling capabilities, as well as a full service brew pub restaurant, and related administrative office. Total annual brewing capacity is 220,000 barrels including a 450 per minute bottling line and 30 barrel per hour keg line. The property is adjacent to the historic Chateau Ste. Michelle Winery, Columbia Winery, Willows Lodge, and within minutes of over 160 boutique wineries, craft breweries, and distilleries.

## Marketing Process

The ownership will consider offers as presented, but reserves the right to set a bid deadline for a definitive date.

22.8 AC

TOTAL  
LAND AREA

129,203 SF

TOTAL  
BUILDING SF

220,000

BARRELS BREWED  
ANNUALLY

## PROPERTY OVERVIEW

Total Building SF	129,203 SF
Total Land Area	22.80 acres / 992,994 SF
Year Built / Renovated	1994 / 1997
Parcel A	APN: 152605-9042 Building SF: 87,753 SF Land Area: 18.78 acres / 818,057 SF
Parcel B	APN: 152605-9122 Building SF: 41,450 SF Land Area: 2.34 acres / 102,061 SF
Parcel C	APN: 152605-9021 Land Area: 1.67 acres / 72,876SF
Zoning	Industrial (I), with a tourist district overlay
Equipment	Brewery and packaging infrastructure in place for use or sale
Parking	270 stalls



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The unique architecture of the brewery and related buildings has become a landmark within the Woodinville Wine District since the project completion in 1994. The sprawling 22.8-acre site features two buildings totaling 129,203 square feet, currently improved as a fully operational craft brewery, full service restaurant, and related administrative office.



## Turnkey 220,000 BBL / Year Brewery

The fully operational brewery has annual capacity of 220,000 barrels, a packaging and labeling line with capacity of 450 bottles per minute, and keg capacity of 30 barrels per hour. The facility also includes 13,000 square feet of cold storage, outside keg storage, dock-high and grade level loading, and eight dry grain silos with 425k total capacity.



## Existing Income with Third Party Leases – Fully Operational Brewpub

Building B includes over 19,000 square feet of administration office with 12,510 square feet leased to Chateau Ste. Michelle Winery through 12/31/2025. In addition, Building A includes the profitable and popular Forecaster Pub that totals 10,371 square feet and includes a 4,000-square-foot outdoor deck and beer garden.



## Woodinville Wine District

The Woodinville Wine District has become a major tourist attraction in Western Washington and boasts 167 wineries and tasting rooms, 11 microbreweries and distilleries, and 26 restaurants. In addition, the Burke Gilman trail that parallels the Sammamish River on the east property line of the site, runs the full length of the Sammamish Valley, a popular biking and running trail that connects to Seattle around the north end of Lake Washington.



## Strong Demographics and Economy

Seattle and surrounding communities are among the strongest cities in the country with over 3.0% annual population growth, 2.8% unemployment rate, and exploding tech related growth with companies such as Amazon, Microsoft, Google, Apple, Facebook, Nintendo, and other market leaders including Starbucks, Boeing, and Nordstrom. The Woodinville location is one of the highest income areas in the State with average household income of \$109,000 and is located within four miles of the Microsoft world headquarters in Redmond.

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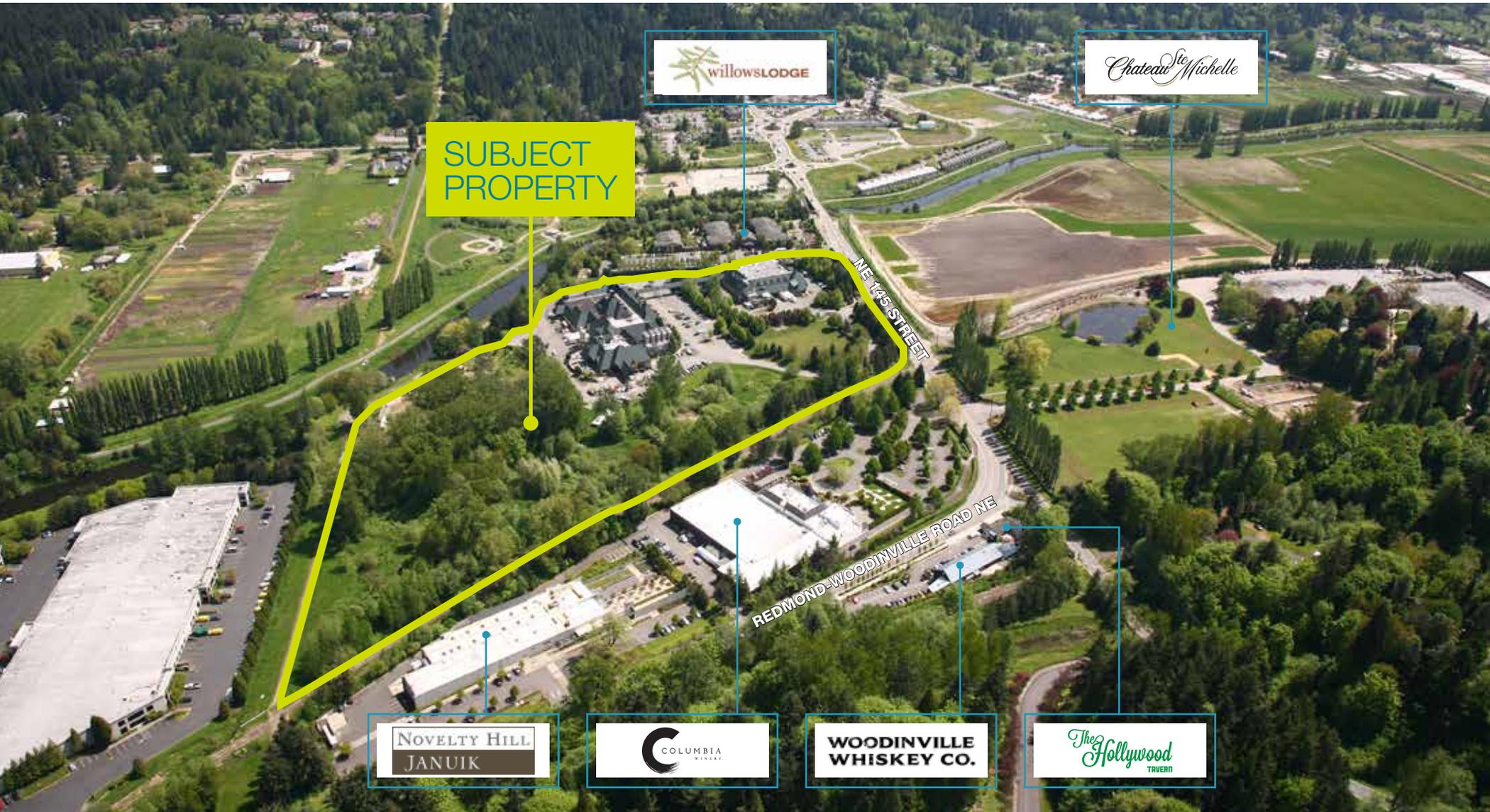
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