

±50,000 SF SUBLEASE

17117 59TH AVE NE

ARLINGTON, WA



**CONDITIONED WAREHOUSE, COOLER, AMBIENT
STORAGE, OFFICE, BREAKROOM & RESTROOMS**



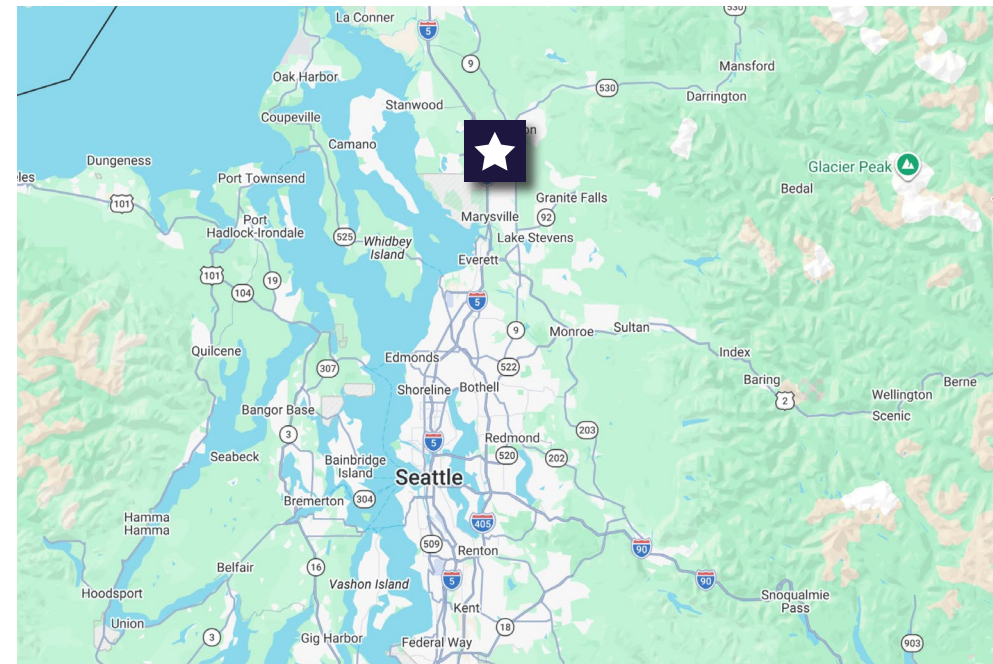
**CUSHMAN &
WAKEFIELD**

17117 59TH AVE NE ARLINGTON, WA



PROPERTY HIGHLIGHTS

- $\pm 38,000$ SF Conditioned Warehouse (60° minimum)
- $\pm 4,000$ SF Cooler (36° minimum)
- $\pm 4,000$ SF Ambient Storage
- Office, restroom, and breakroom space also available.
- Secured truck court access.
- Docks:
 - Six (6) dock doors accessed by three (3) double doors
 - Up to nineteen (19) single docks available (*negotiable*)
- Lease Expiration 5/31/2029
- Call brokers for rates



14 MILES
PORT OF
EVERETT

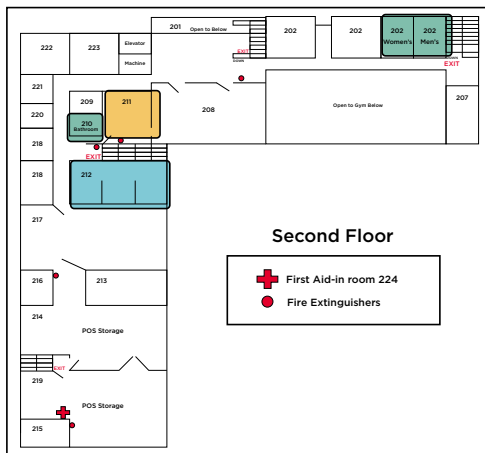
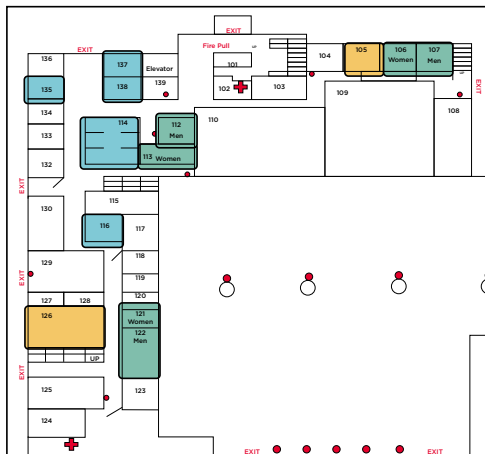
43 MILES
PORT OF
SEATTLE

50 MILES
PORT OF
BELLINGHAM

67 MILES
CANADA/US
BORDER

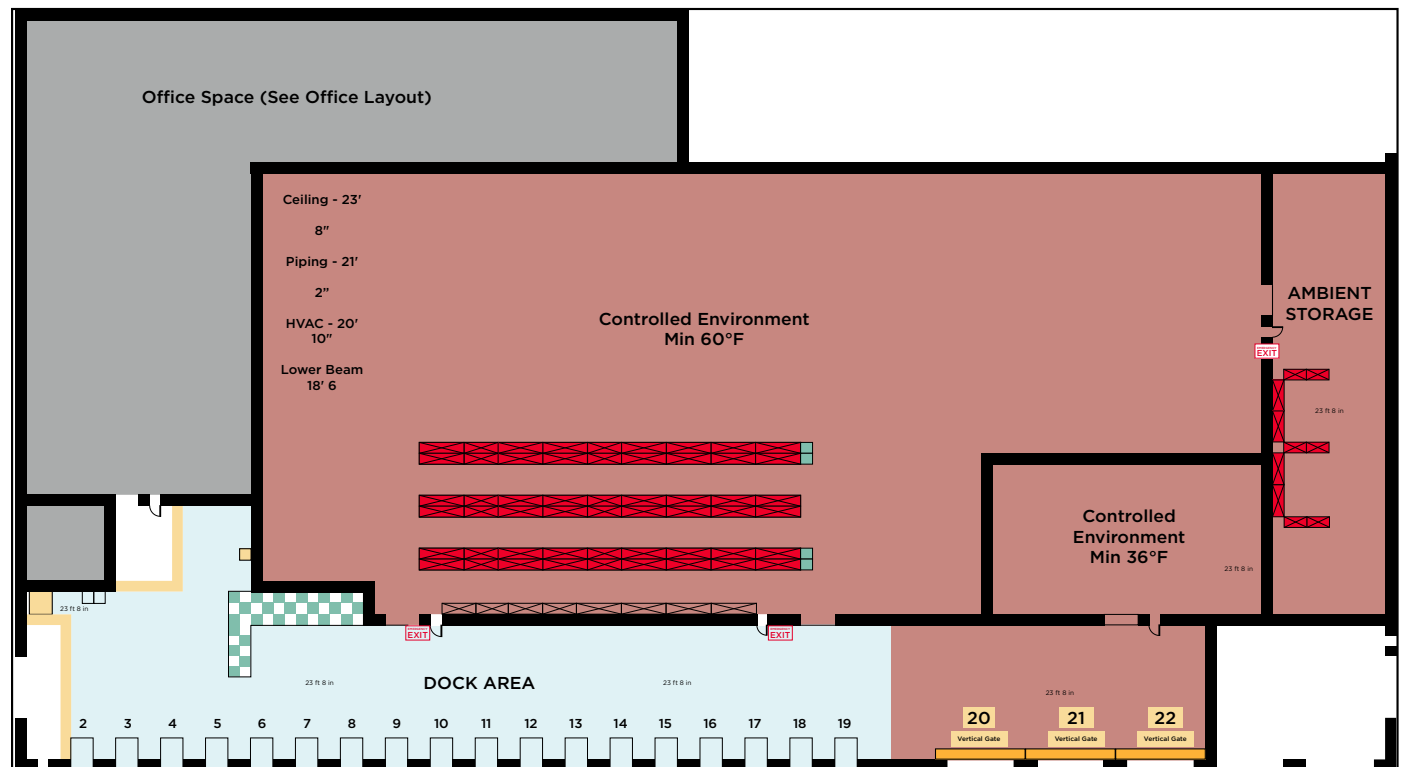
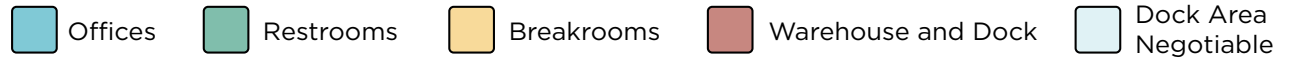
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FLOOR PLAN

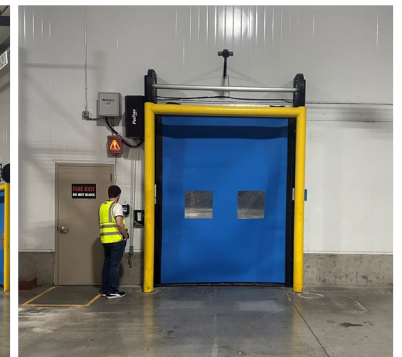
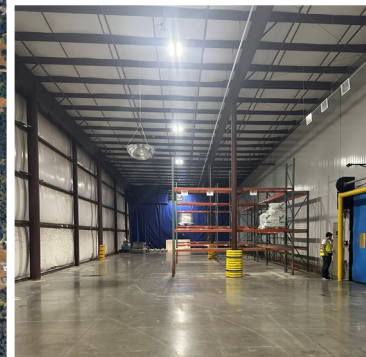
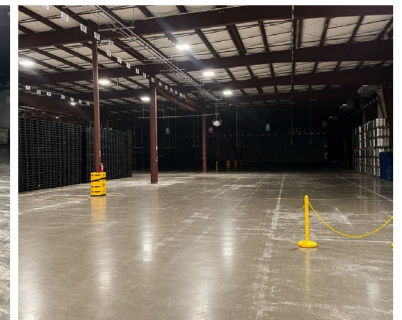


Leasing Availability Key:

- Areas Highlighted in red are available to lease at 100% capacity
 - Docks 20, 21, and 22 are double doors for a total of 6 docking spaces
- Offices Available: 114, 116, 135, 137, 138, 212
 - Utility Rooms
 - Breakrooms: 105, 126, 211
 - Restrooms: 106, 107, 112, 113, 121, 122, 205, 206, 210



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FOR MORE INFORMATION, CONTACT:

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