

±50,000 SF SUBLEASE

# 17117 59TH AVE NE

ARLINGTON, WA



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



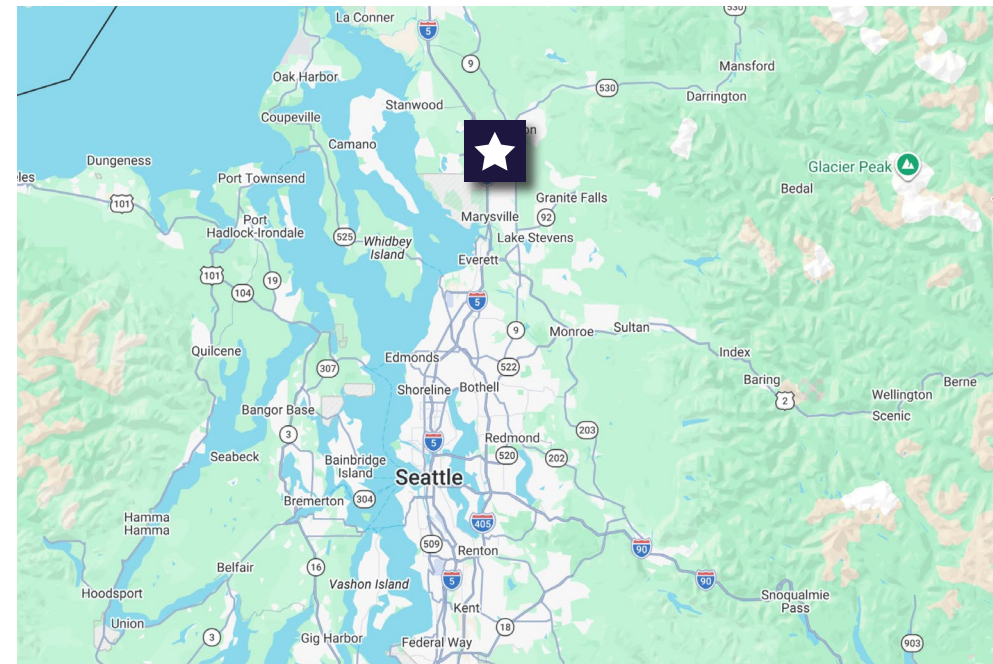
**CUSHMAN &  
WAKEFIELD**

# 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

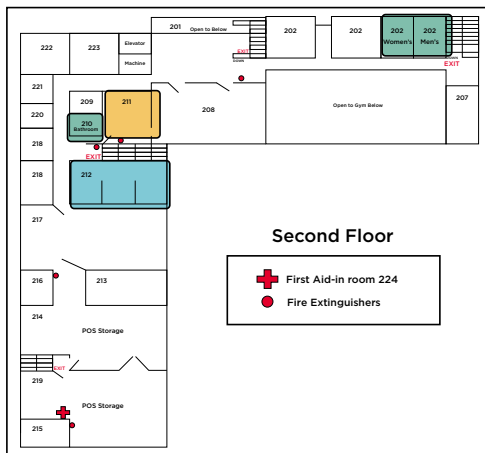
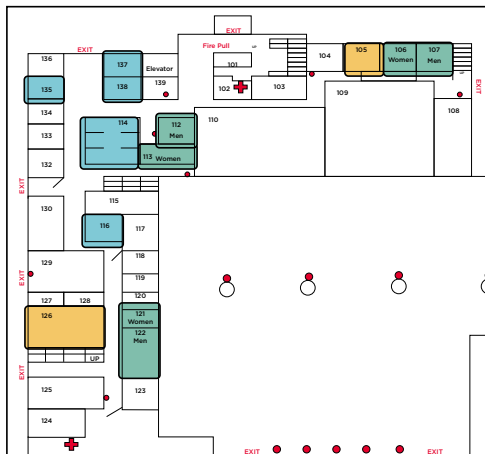
**50 MILES**  
PORT OF  
BELLINGHAM

**67 MILES**  
CANADA/US  
BORDER

# 17117 59TH AVE NE

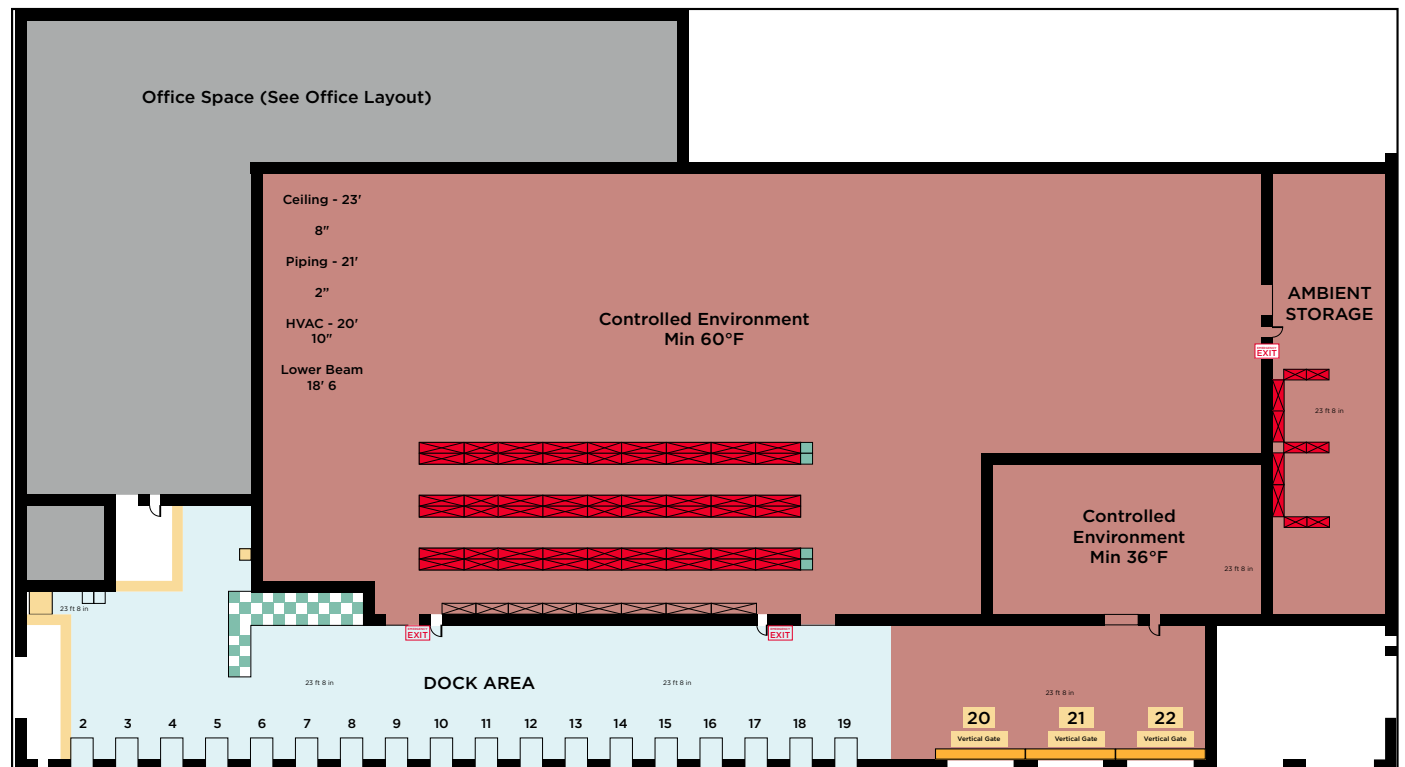
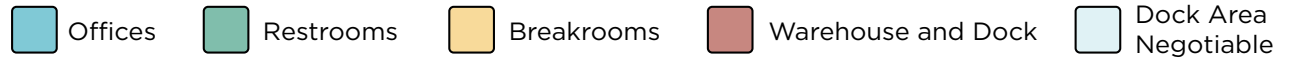
## ARLINGTON, WA

### FLOOR PLAN

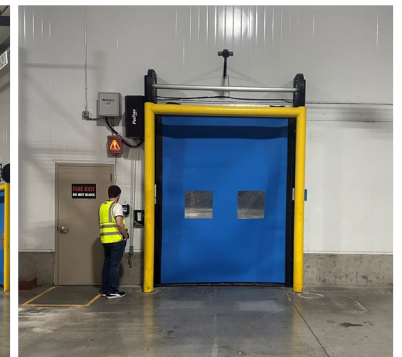
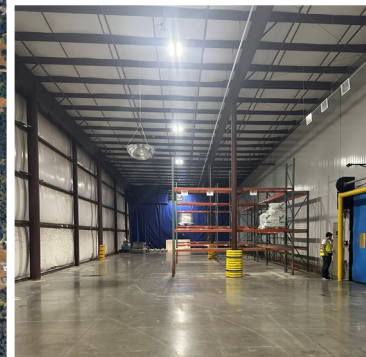
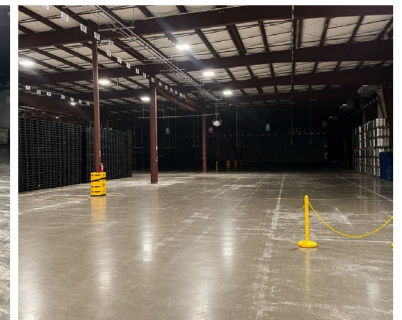


### Leasing Availability Key:

- 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



17117 59TH AVE NE  
ARLINGTON, WA





## FOR MORE INFORMATION, CONTACT:

Tom Wilson  
+1 425 201 1212  
tom.wilson@cushwake.com

Greg Millerd  
+1 206 521 0237  
greg.millerd@cushwake.com



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. PD-225247-V1