

INDUSTRIAL - OWNER/USER SALE

TUKWILA NORTH BUILDING

11521 E MARGINAL WAY S | TUKWILA, WA

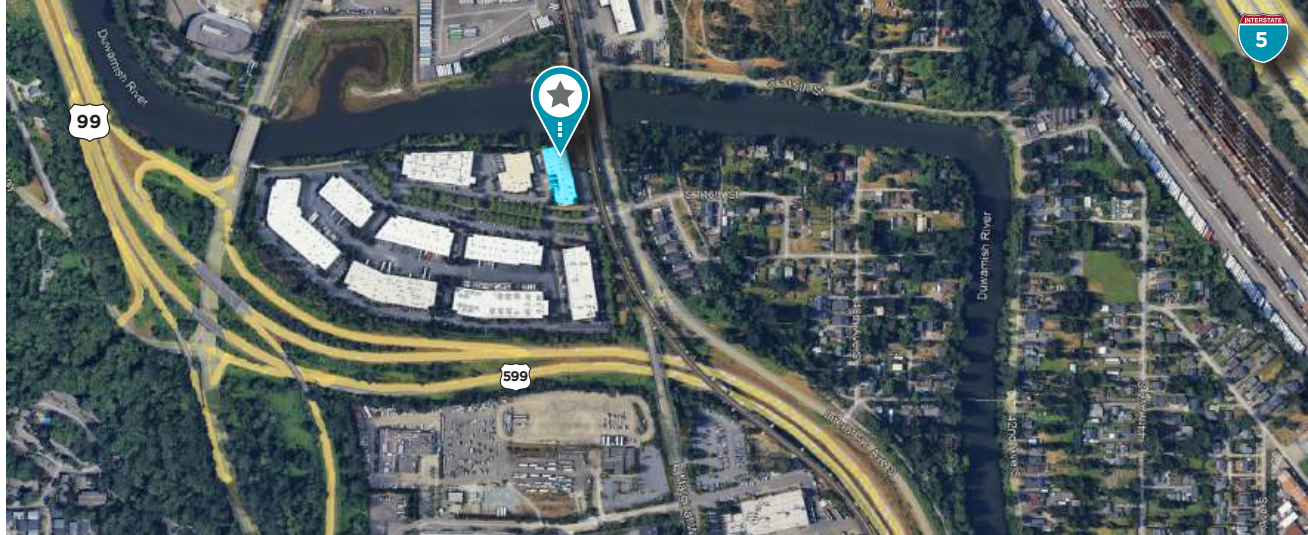
PRICE
\$8,500,000



31,363 SF BUILDING AVAILABLE



PROPERTY OVERVIEW

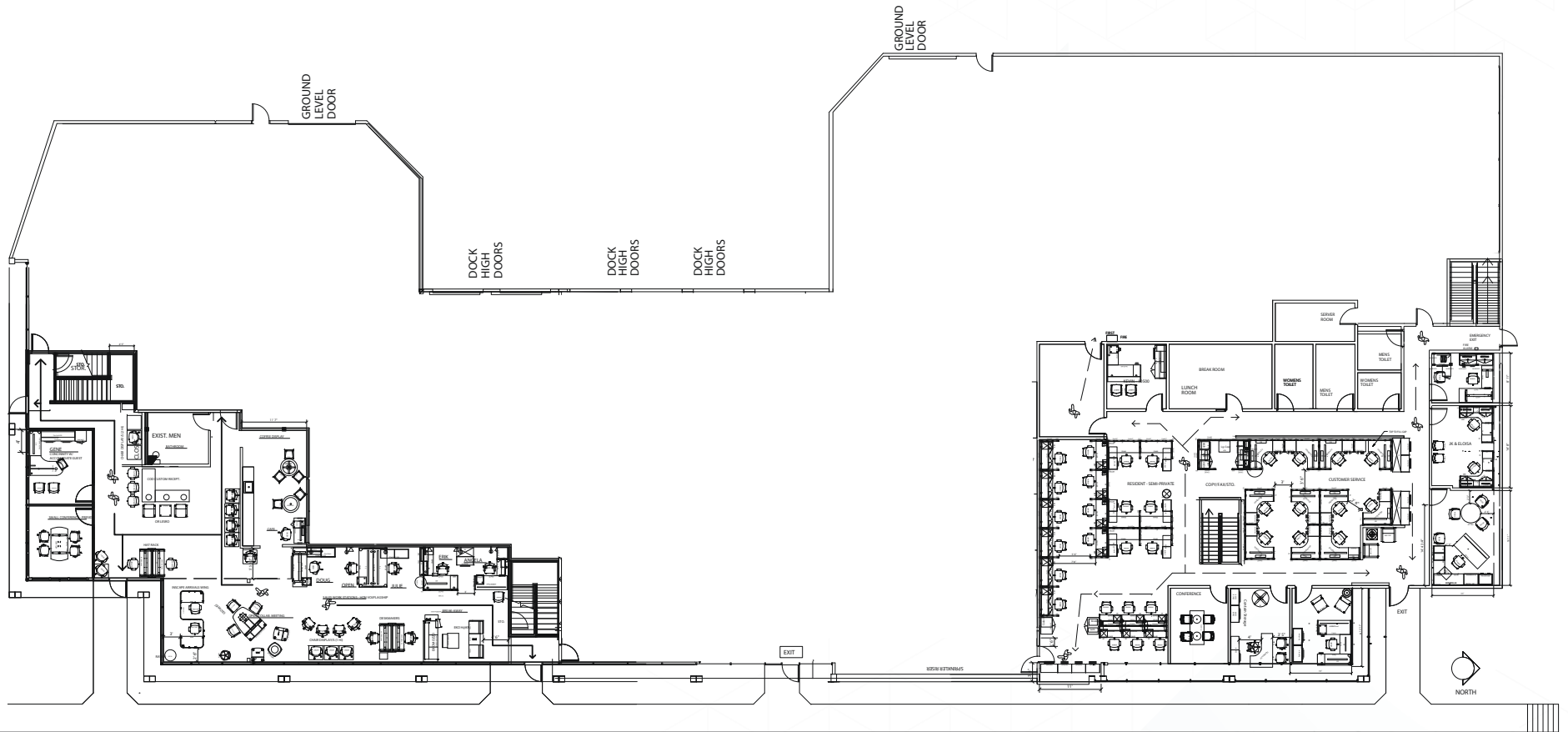


PROPERTY DETAILS

TOTAL LAND AREA	91,608 SF
TOTAL BUILDING	31,363 SF
OFFICE	$\pm 14,000$ SF Total (two stories) <i>North office: $\pm 8,000$ SF (3,000 SF mezzanine)</i> <i>South office: $\pm 6,000$ SF (3,000 SF mezzanine)</i>
LOADING	6 Dock High 2 Grade Level
CLEAR HEIGHT	24'
POWER	600 Amps, 277/480-volt
YEAR BUILT	1996
ROOF & HVAC	Replaced within the last decade
PARKING	67 Stalls
ZONING	MIC/L
ASKING PRICE	\$8,500,000
AVAILABILITY	Available with 60 days notice

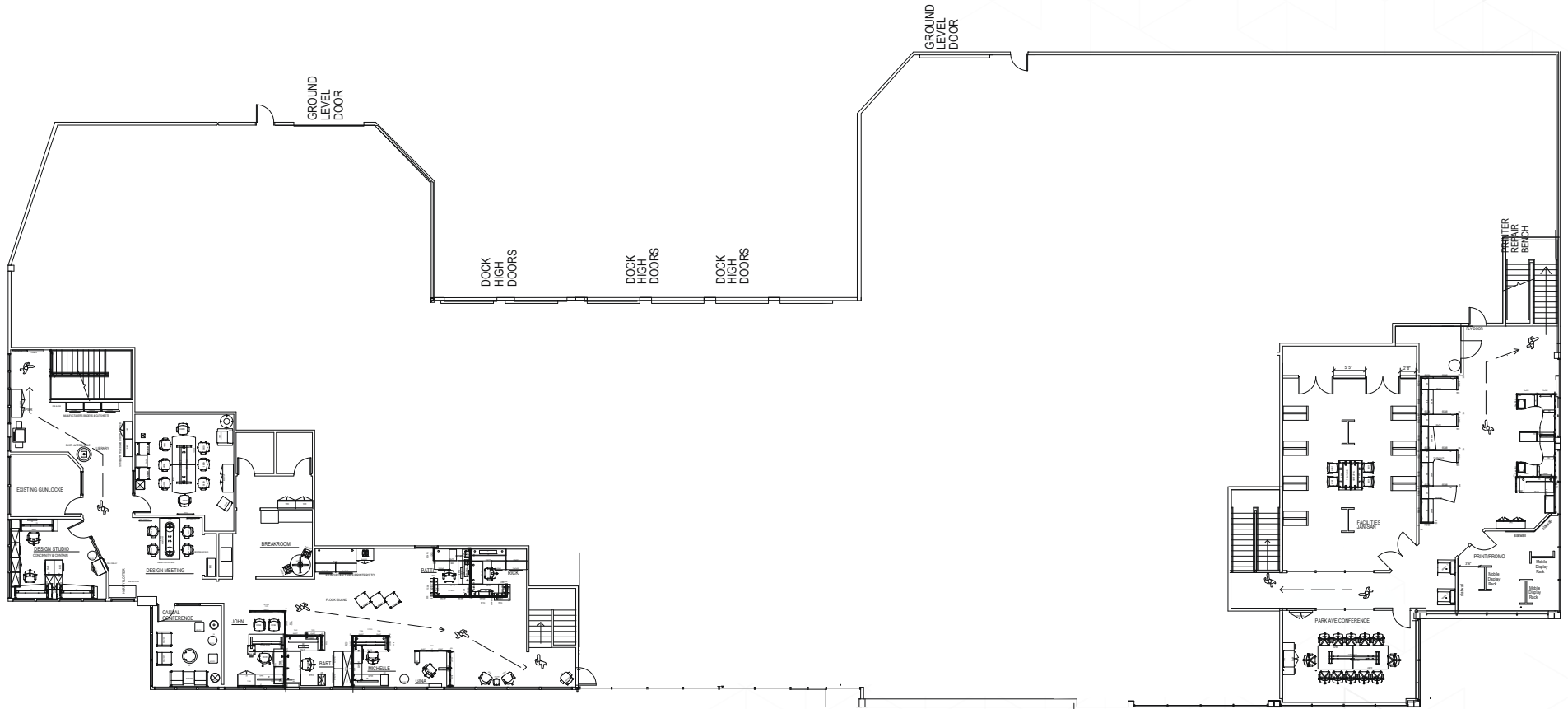


FIRST FLOOR





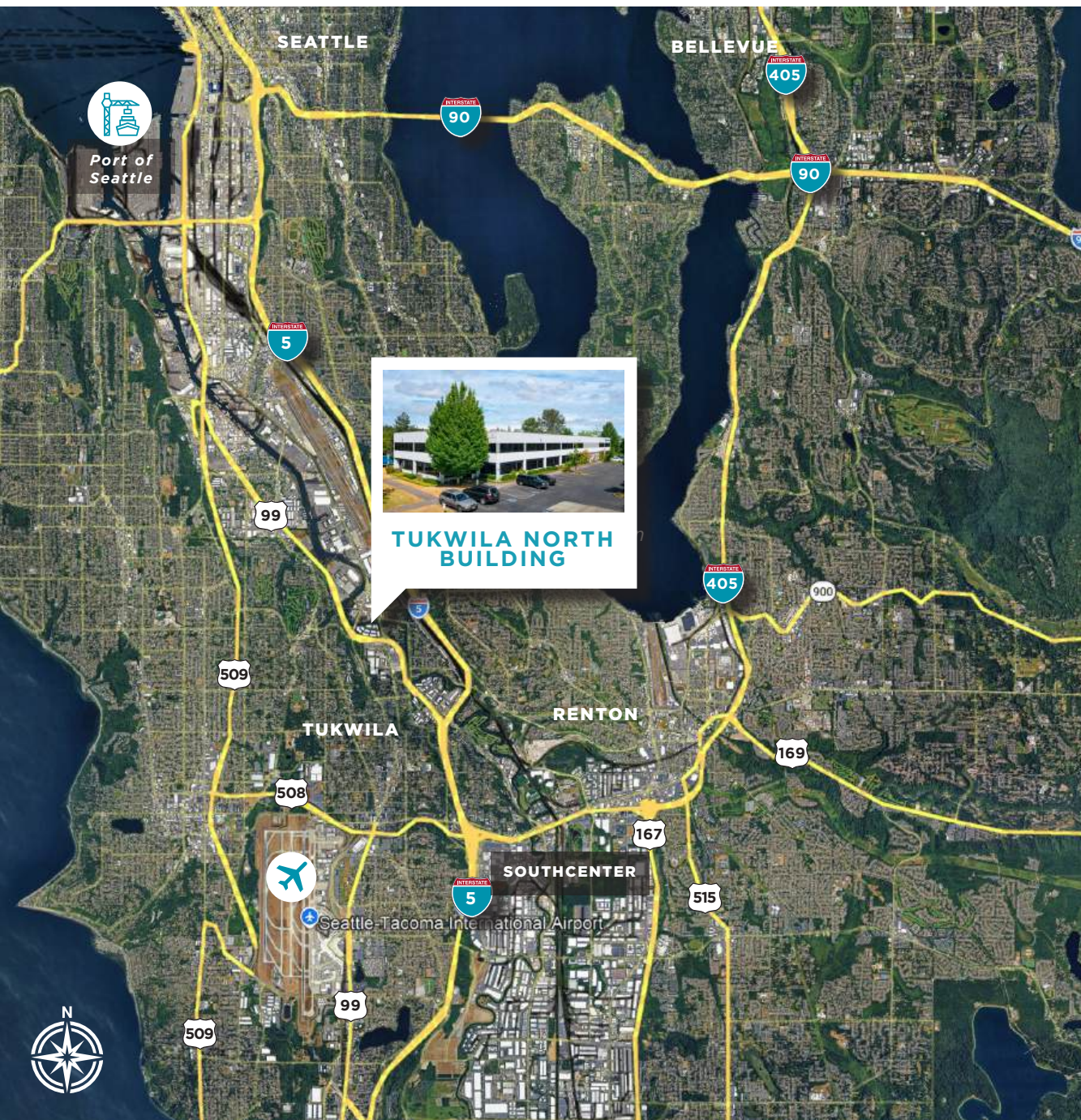
SECOND FLOOR







LOCATION



DRIVE TIMES/MILES

To/From Tukwila North Building

Seattle International Airport	10 MINUTES	5 MILES
Port of Seattle	10 MINUTES	6.6 MILES
Downtown Bellevue	25 MINUTES	17 MILES
Southcenter	12 MINUTES	4 MILES

Easy Access to I -5, I-405, SR 99, SR 167



FOR MORE INFORMATION, CONTACT:

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