

NORTH AUBURN CONTRACTOR YARD

FOR SALE OR LEASE

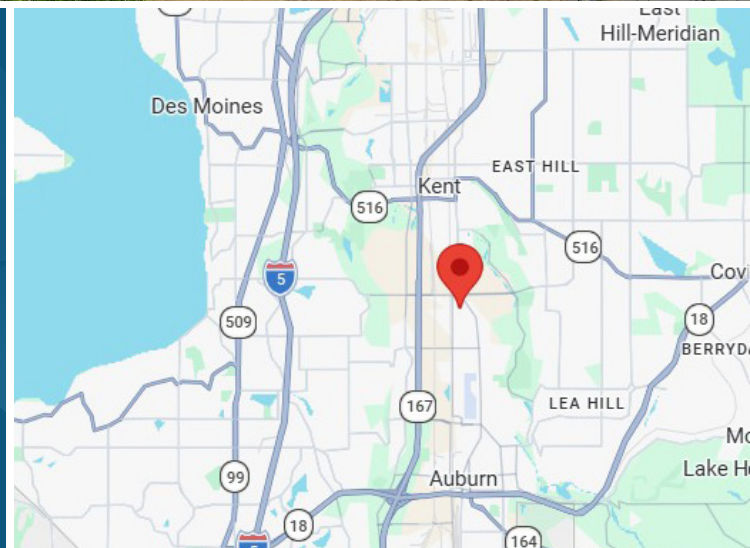
21 49TH ST NW | AUBURN, WA 98002

FUNCTIONAL CONTRACTOR YARD 3 BLOCKS FROM HWY-167 RAMPS IN NORTH AUBURN



Property Highlights

- 55,855 SF Total (1.28 Acres)
- 1,300 SF Shop w/2 GL doors & additional covered storage
- 1,166 SF Office
- Mix of asphalt and gravel surface
- Two points of ingress/egress
- Room to expand hard surface to near full site utilization
- Zoned M-1, City of Auburn
- Available January 2027 (possibly sooner)
- Sale Price: \$3,072,000 (\$55/SF land)
- Lease Rate: \$14,000/month, NNN



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Sitting 3 blocks from the Hwy-167 ramps, with direct surface road route to I-5 at 272nd, this property is perfect for service providers and contractors who need to access the entire region easily.

The shop building offers two 10-ft GL doors and an 14-ft interior clear height with additional bonus covered storage on the exterior.

City sewer is already connected, providing the opportunity to expand usable hard surface to nearly the entire site if desired.



Containers and hoop-house are not part of sale or lease and will be removed when property is vacated by current user

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