

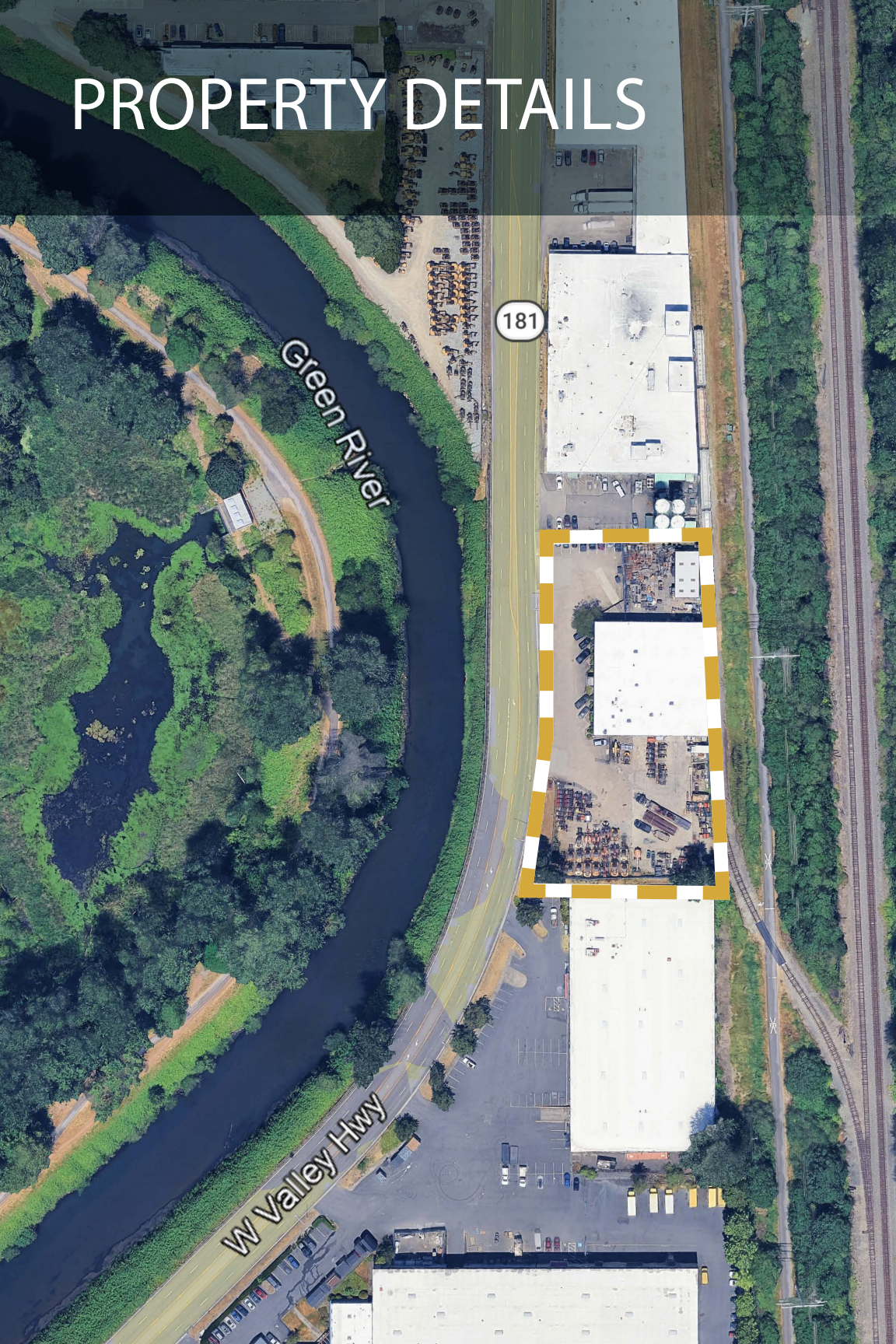
FOR SALE
OR LEASE

21,025 SF Building on 70,132 SF of Land
17300 West Valley Highway, Tukwila

NEWMARK

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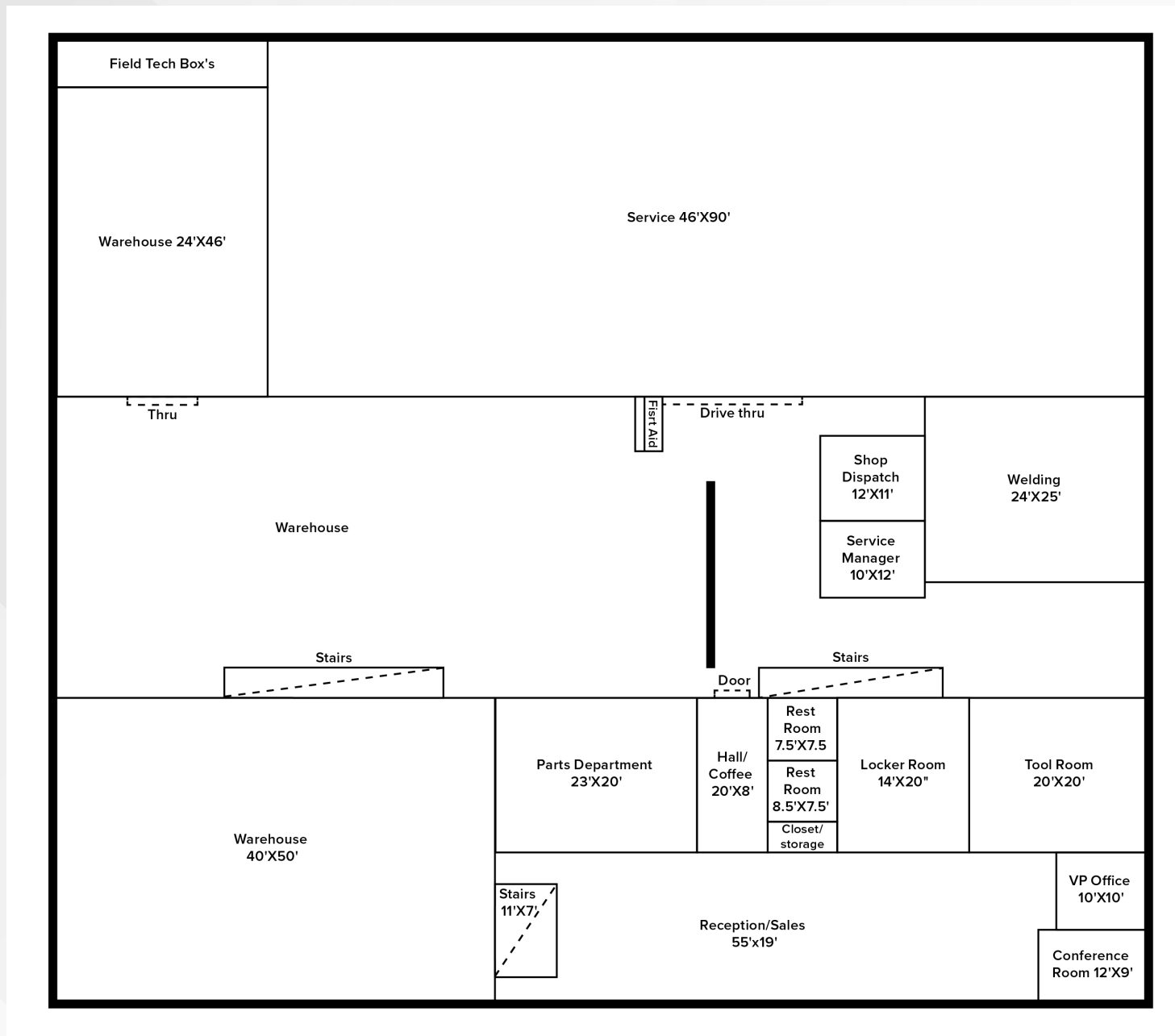
PROPERTY DETAILS



Total Site	70,132 SF (1.61 AC)
Loading	Dock High & Grade Level
Clear Height	Approx. 20'
Zoning	C/LI (City of Tukwila)
Sale Price	\$8,900,000
Lease Rate	\$40,000, NNN
Available	September 2026
Comments	Updated building with dock platform loading and outside storage Exposure to West Valley Highway & immediate access to I-405, I-5 & SR-167 Has an oil water separator

<u>Structures</u>	21,025 SF
Main Building	±15,589 SF
Metal Shed Building	±1,323 SF
Mezzanine Office/Storage	±4,122 SF
<u>Excess Land/Yard</u>	
South Fenced Yard	±25,000 SF (0.57 AC)
North Fenced Yard	±8,000 SF (0.18 AC)
Total Combined Fenced Yard	±33,000 SF (0.75 AC)

FIRST FLOOR PLAN



PHOTOS



NEWMARK

17300 WEST VALLEY HIGHWAY, TUKWILA

REGIONAL AERIAL

Drive Times

SEATAC INT'L AIRPORT
10 Minutes

PORT OF SEATTLE
15 Minutes

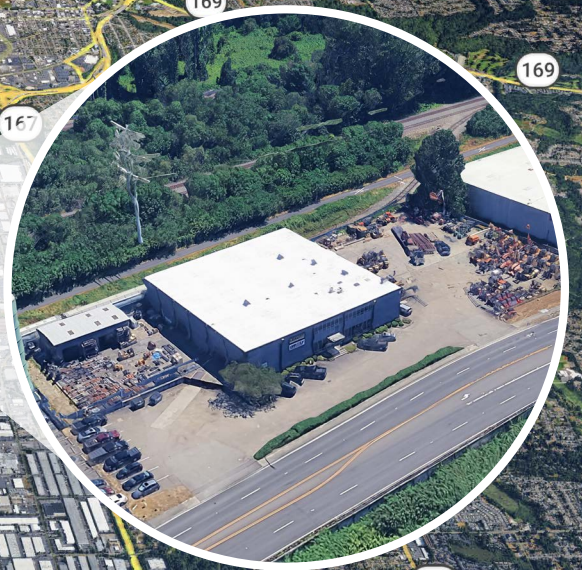
DOWNTOWN BELLEVUE
20 Minutes

EASY ACCESS
I-5, I-405, SR 99, SR 118, SR 509

Downtown
Seattle

Tukwila

SEATAC
Int'l Airport



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