

# Industrial Property For Lease

## 2301 131st Ave NE

Lake Stevens, WA 98258



## 9,900 SF Industrial Building

Clearspan Warehouse • Office • Secure Yard

Acres  
**2.52**

Fenced Yard  
**±95,000 SF**

Maximum Clear Height  
**20'6"**

**400A / 480V**  
**3-phase power**

## BUILDING OVERVIEW

# Built for Industrial Use

A flexible mix of open warehouse area and functional office space.

Clearspan Warehouse  
**±6,550 SF**

Office Space  
**±3,350 SF**

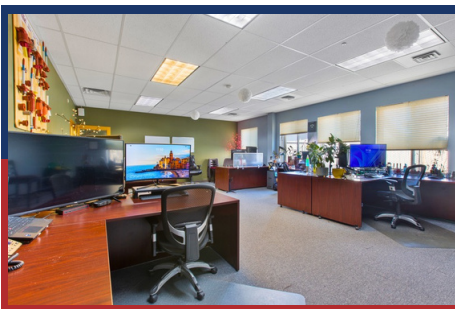


## ACCESS AND CAPACITY

Grade-Level Doors  
**3**

Dock-High Door  
**1**

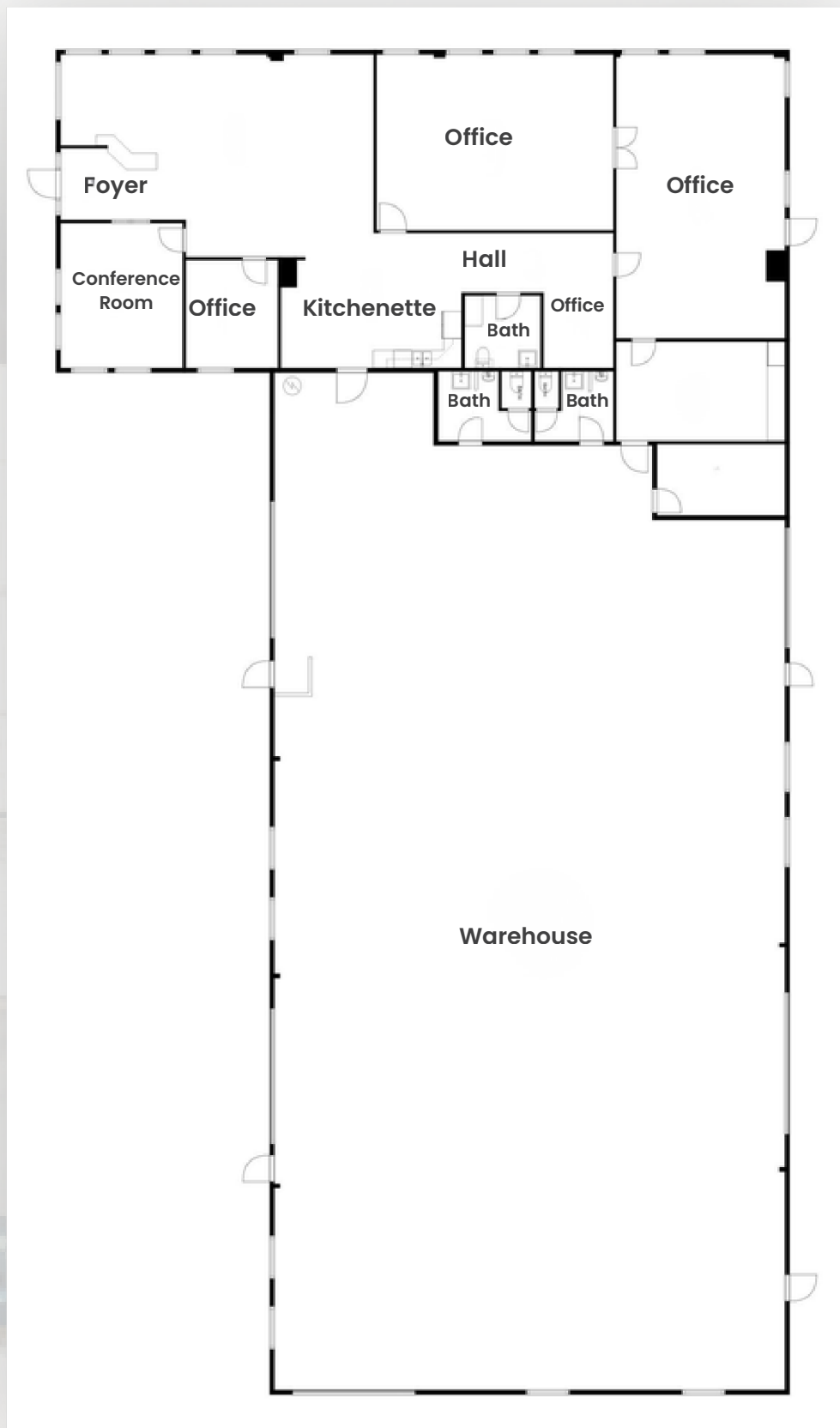
Clearspan Warehouse  
**100%**



FLOOR PLAN OVERVIEW

## Designed for Function and Flexibility

A functional mix of warehouse, office, and support space.



## SITE OVERVIEW

# Room to Operate

Generous lot coverage and a secured outdoor yard support equipment, vehicle, and material movement.



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**Request Pricing and Full Property Info**

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