

TUKWILA INDUSTRIAL

1224 - 1226 ANDOVER PARK E | TUKWILA, WA

FOR SALE OR LEASE
26,674 SF TOTAL

\$7,125,000 Reduced Sale Price

BUILDING FEATURES:

CELL TOWER INCOME
SOLAR POWER SAVINGS
NEW LED LIGHTING
NEW HVAC UNIT
NEW OFFICE/SHOWROOM
NEW SECURITY SYSTEM

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**THE ANDOVER
COMPANY, INC.**
CORFAC INTERNATIONAL

TUKWILA INDUSTRIAL

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PROPERTY HIGHLIGHTS

26,674 SF TOTAL

3,984 SF OFFICE (2,112 SF & 1,872 SF)

24' CLEAR HEIGHT

5 DOCK HIGH DOORS

1.02 AC SITE

APPROX. 32 PARKING STALLS (POTENTIAL FOR ADDITIONAL)

32 PARKING STALLS

FREE STANDING BUILDING

HEAVY POWER (BUYER TO VERIFY)

CONCRETE BUILDING

SPRINKLERED

BUILDING CAN BE DEMISED TO TWO SPACES

ASKING \$7,125,000

PROPERTY FEATURES

CELL TOWER INCOME

SOLAR POWER SAVINGS

NEW MOTION SENSORED WAREHOUSE LED LIGHTING

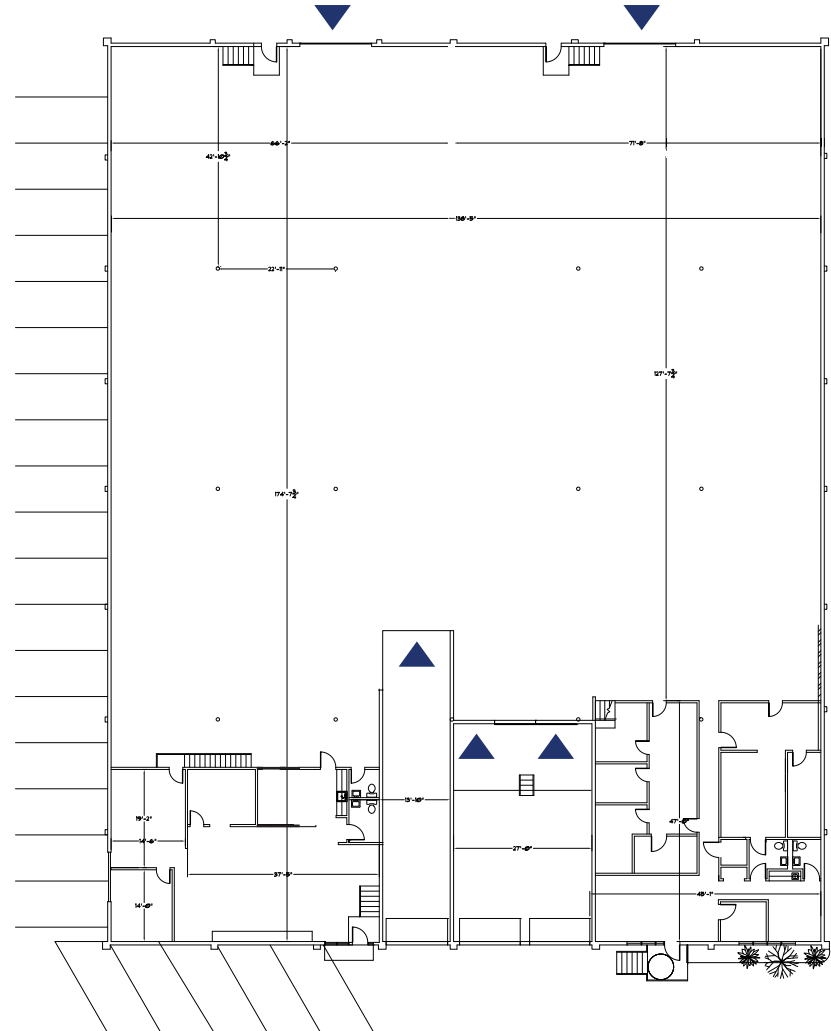
NEW HVAC UNIT

WHITE-BOXED WAREHOUSE AREA

NEWLY IMPROVED NORTH END OFFICE/SHOWROOM AREA

NEW BUILDING SECURITY SYSTEM IN PLACE

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▲ Dock high door

DO NOT DISTURB CURRENT OWNER/USER.

ARRANGE ALL SITE VISITS WITH LISTING AGENTS.

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PROPERTY HIGHLIGHTS (HALF BUILDING)

+/- 13,337 SF TOTAL

+/- 2,112 SF OFFICE

4 DOCK DOORS (1 SHARED)

AMPLE PARKING

SPRINKLERED

AVAILABLE NOW

BELOW MARKET LEASE RATES.

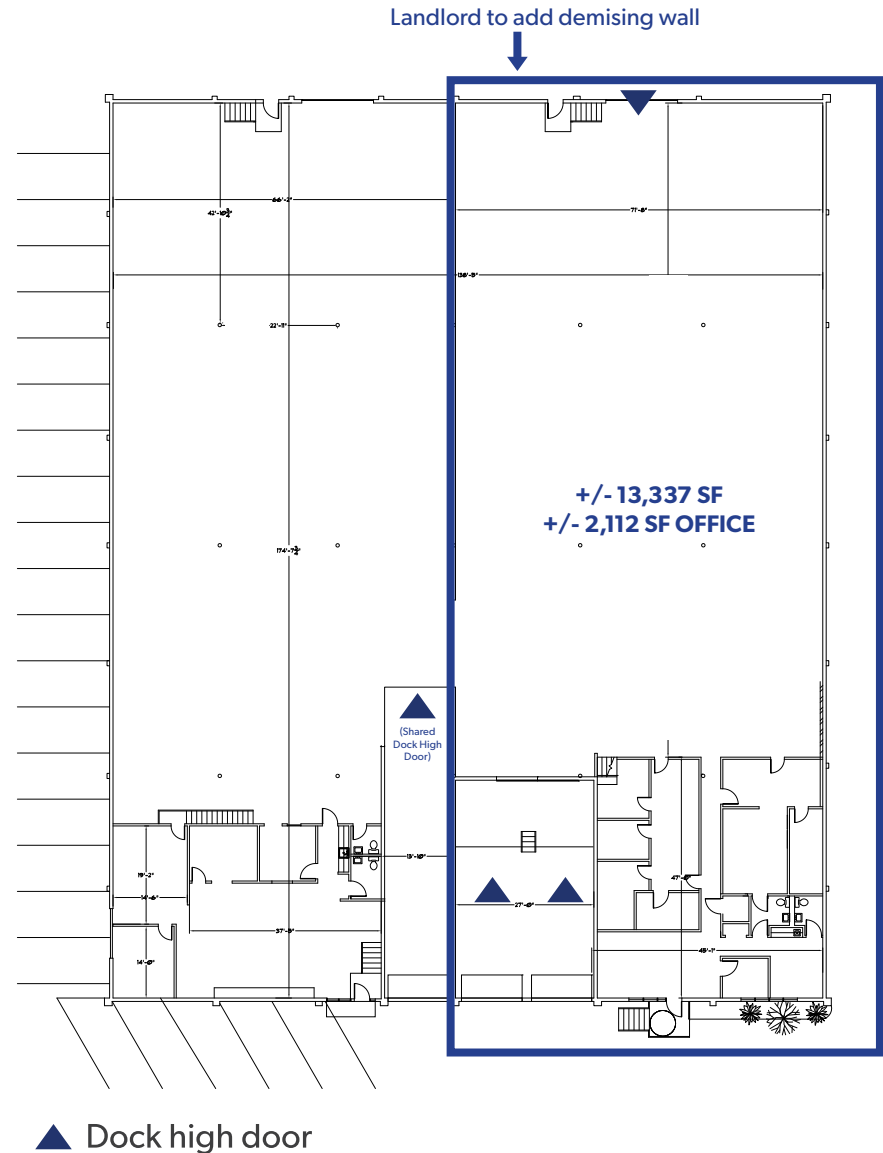
FLEXIBLE ON LEASE TERM, OPEN TO MTM OR SHORT-TERM

ABILITY TO LEASE FULL OR HALF OF THE BUILDING

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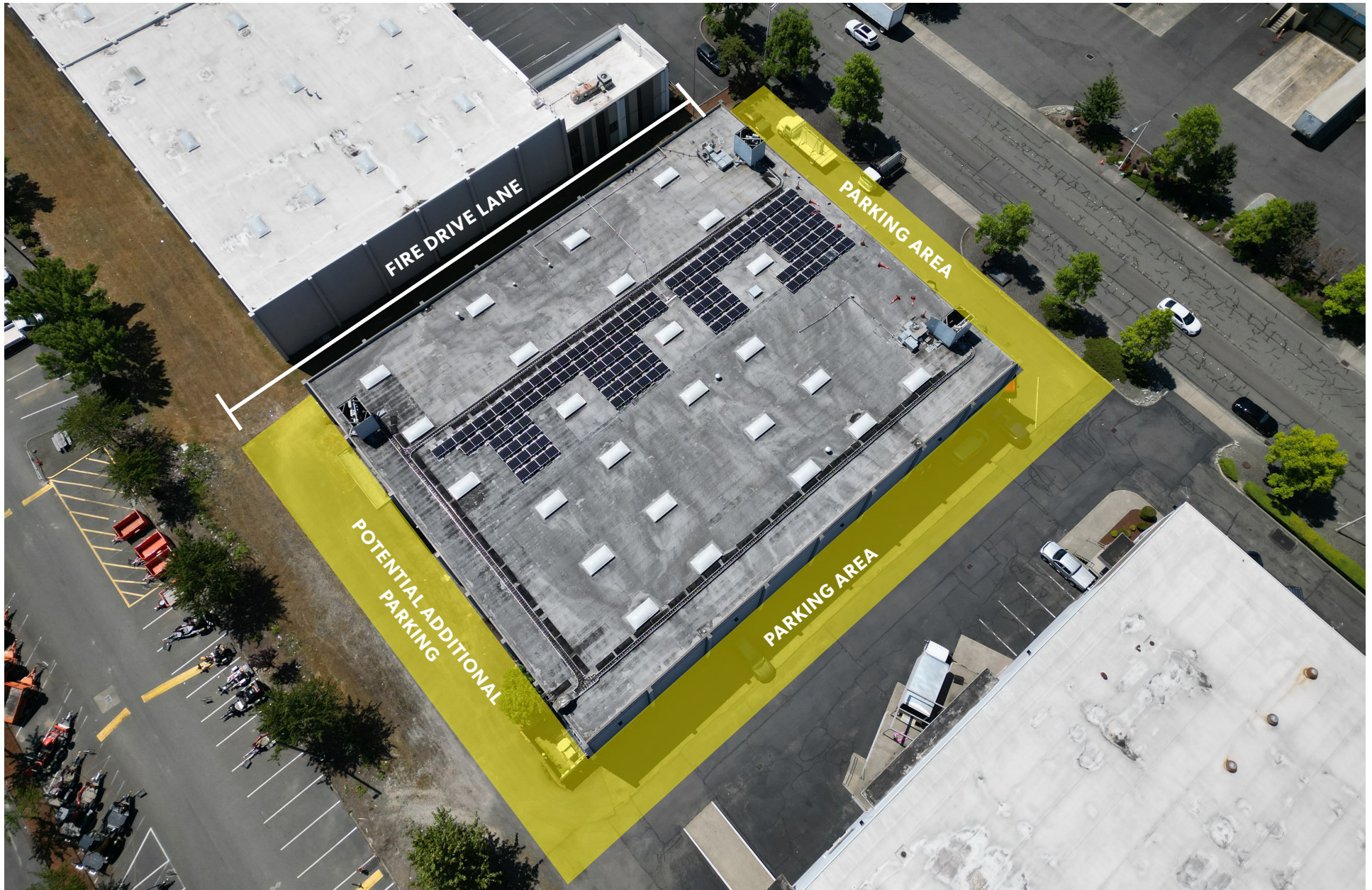
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AERIAL



TO SEATTLE

TO BELLEVUE

TUKWILA

RENTON

BURIEN

SEATAC AIRPORT

**TUKWILA
INDUSTRIAL**

DES MOINES

KENT

FEDERAL WAY

TO TACOMA

AUBURN

APPROX. DRIVE TIMES

SEATAC AIRPORT	3.5 MILES
DOWNTOWN BELLEVUE	15 MILES
DOWNTOWN SEATTLE	10 MILES

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The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.



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