

**NOW OFFERED
AT
\$8,900,000**

**NEW PRICE. NEW OPPORTUNITY.
FOR SALE**

REINTRODUCING
950 ANDOVER PARK E, TUKWILA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

PROPERTY INFORMATION

PURCHASE PRICE: \$8,900,000

BUILDING SIZE: 41,286 SF

LANDING AREA: 80,349 SF (1.84 Acres)

**BUILDING
CONFIGURATION:** Flexible layout
suitable for single-
tenant occupancy
or conversion back
to a multi-tenant
configuration

CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

950 ANDOVER PARK E, TUKWILA, WA



A NEW OPPORTUNITY

950 Andover Park E has been reintroduced to the market with a dramatically different pricing strategy.

Ownership has made a significant adjustment to reflect today's market, creating a compelling opportunity for owner-users, investors, and developers who may have previously overlooked the property.

If you've evaluated this building before, now is the time to take another look.

WHY NOW?



NEW PRICING

- Now offered at \$8,900,000
- A significant reduction from previous pricing expectations.



MOTIVATED SELLER

- Ownership is committed to selling.
- Pricing now reflects today's market.



IMMEDIATE AVAILABILITY

- Vacant building available immediately for occupancy.
- No below-market leases limiting upside. No tenant issues.

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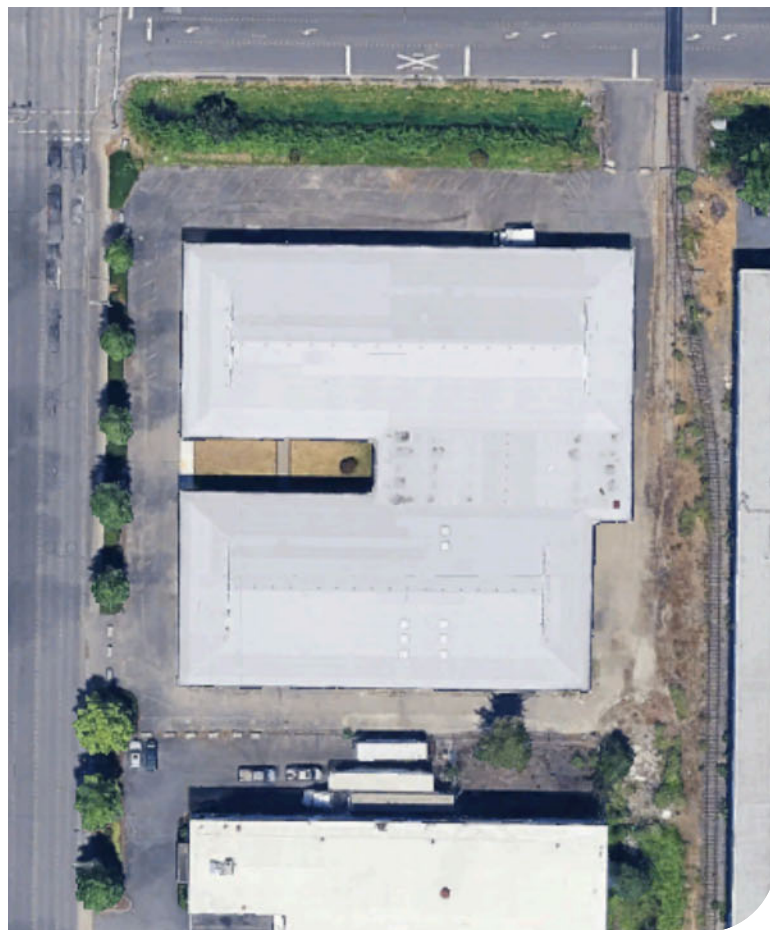
950 ANDOVER PARK E, TUKWILA, WA

A rare opportunity to acquire a vacant, highly visible industrial /flex building in one of the Puget Sound's most sought-after commercial corridors.

950 Andover Park E offers flexibility, functionality, and immediate control from day one.

PROPERTY SPECIFICATIONS

PURCHASE PRICE:	\$8,900,000
BUILDING SIZE:	41,286 SF
LANDING AREA:	80,349 SF (1.84 Acres)
BUILDING CONFIGURATION:	Flexible layout suitable for single-tenant occupancy or conversion back to a multi-tenant configuration
LOADING:	1 Dock-High Door & 7 Grade-Level Doors
CLEAR HEIGHT:	Approximately 16'-22'
PARKING:	40 Stalls
POWER:	277/480V 3-Phase Service
FIRE PROTECTION:	Fully Sprinklered
YEAR BUILT / RENOVATED:	1975 / 1990
ROOF:	New TPO membrane roof installed in 2018
ZONING:	TUC-WP



KEY ADVANTAGES

- ✓ Signalized corner location with outstanding visibility
- ✓ Immediate access to I-5, I-405, SR-167 and Sea-Tac Airport
- ✓ Flexible building layout suitable for industrial, showroom, office or flex users
- ✓ Strong loading ratio with eight total loading doors
- ✓ Recent capital improvement with a newer roof
- ✓ Flexible zoning allowing a variety of commercial and industrial uses
- ✓ Rare opportunity to control a large footprint in the Southcenter/Tukwila market

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950 ANDOVER PARK E, TUKWILA, WA

AT THE CENTER OF THE PUGET SOUND INDUSTRIAL MARKET

Strategically positioned in the heart of Tukwila's premier industrial and commercial district, 950 Andover Park E provides immediate access to the region's most important transportation corridors. Its central location allows businesses to efficiently serve Seattle, Bellevue, the Eastside, Tacoma, and Sea-Tac Airport while benefiting from one of the most established industrial markets in the Pacific Northwest.

UNMATCHED REGIONAL CONNECTIVITY

✓ IMMEDIATE ACCESS TO I-5

✓ IMMEDIATE ACCESS TO I-405

✓ MINUTES FROM SR-167

AREA HIGHLIGHTS

Abundant Dining & Hospitality

National Logistics & Distribution Companies



DRIVE TIMES

Seattle-Tacoma International Airport	5 MINS
Downtown Seattle	15 MINS
Bellevue	20 MINS
Port of Seattle	20 MINS
Port of Tacoma	30 MINS

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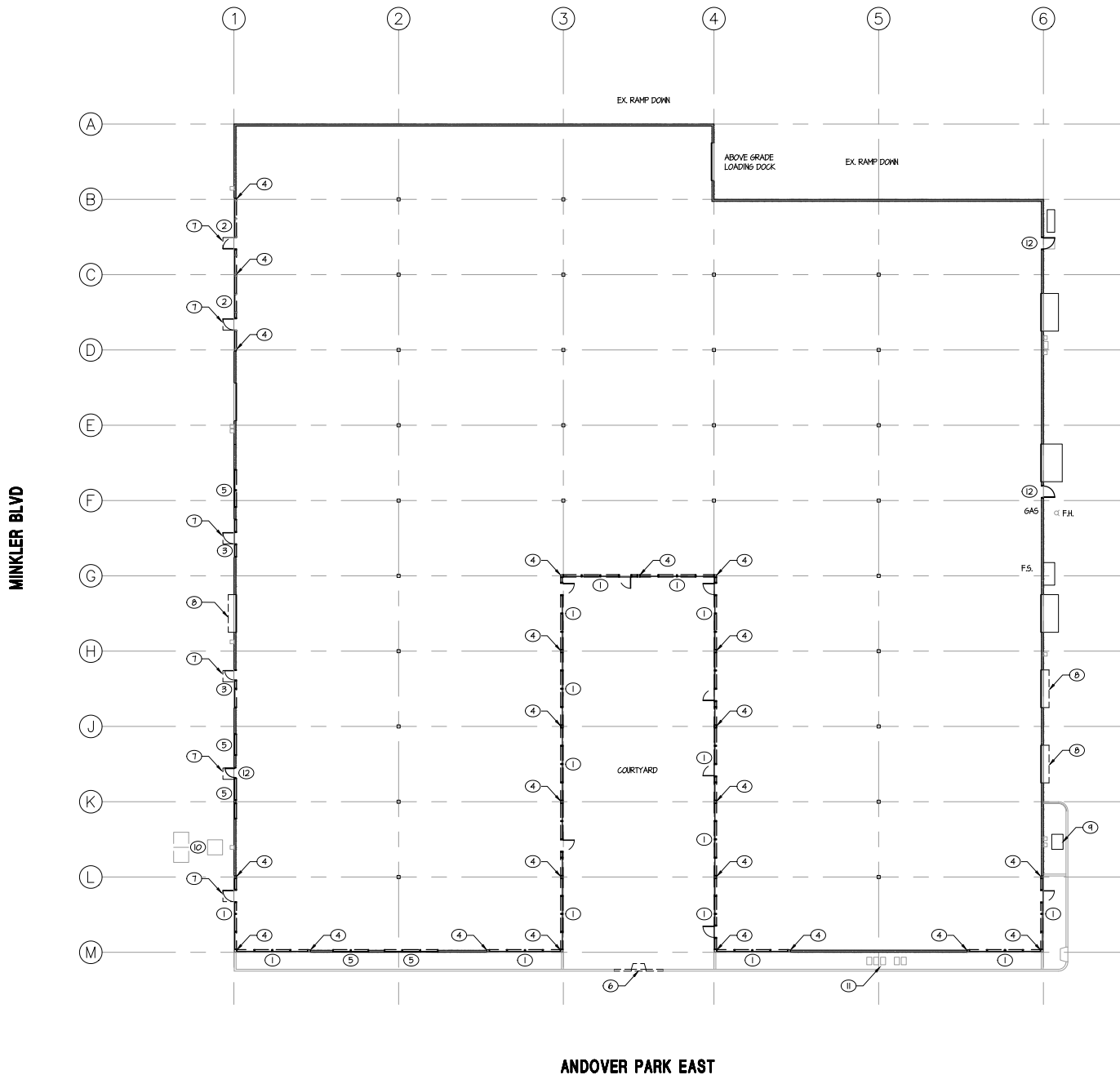
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FLOOR PLAN



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