

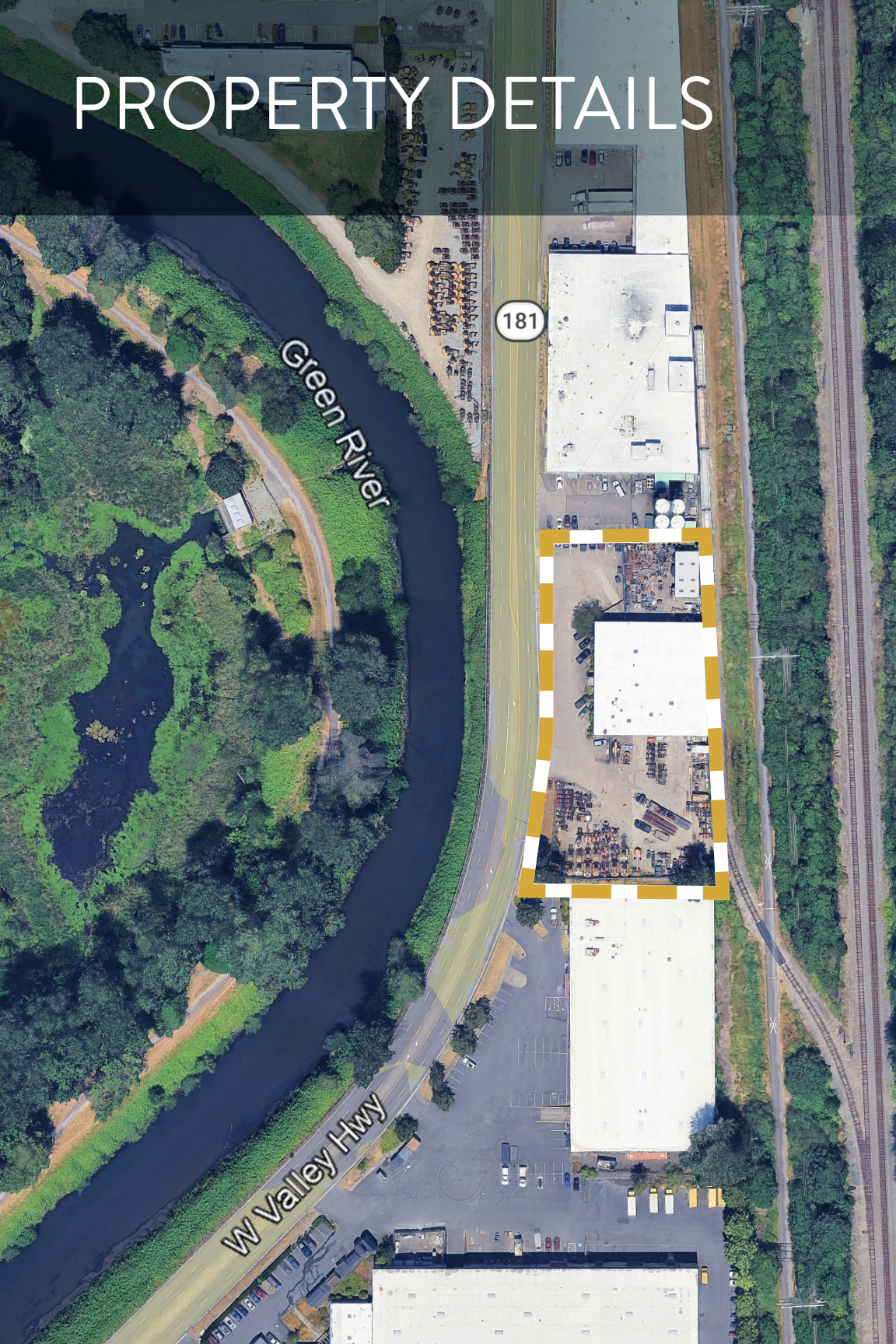
**FOR SALE
OR LEASE**

21,025 SF Building On 86,792 SF Of Land
17300 West Valley Highway, Tukwila

NEWMARK

THAD MALLORY, SIOR
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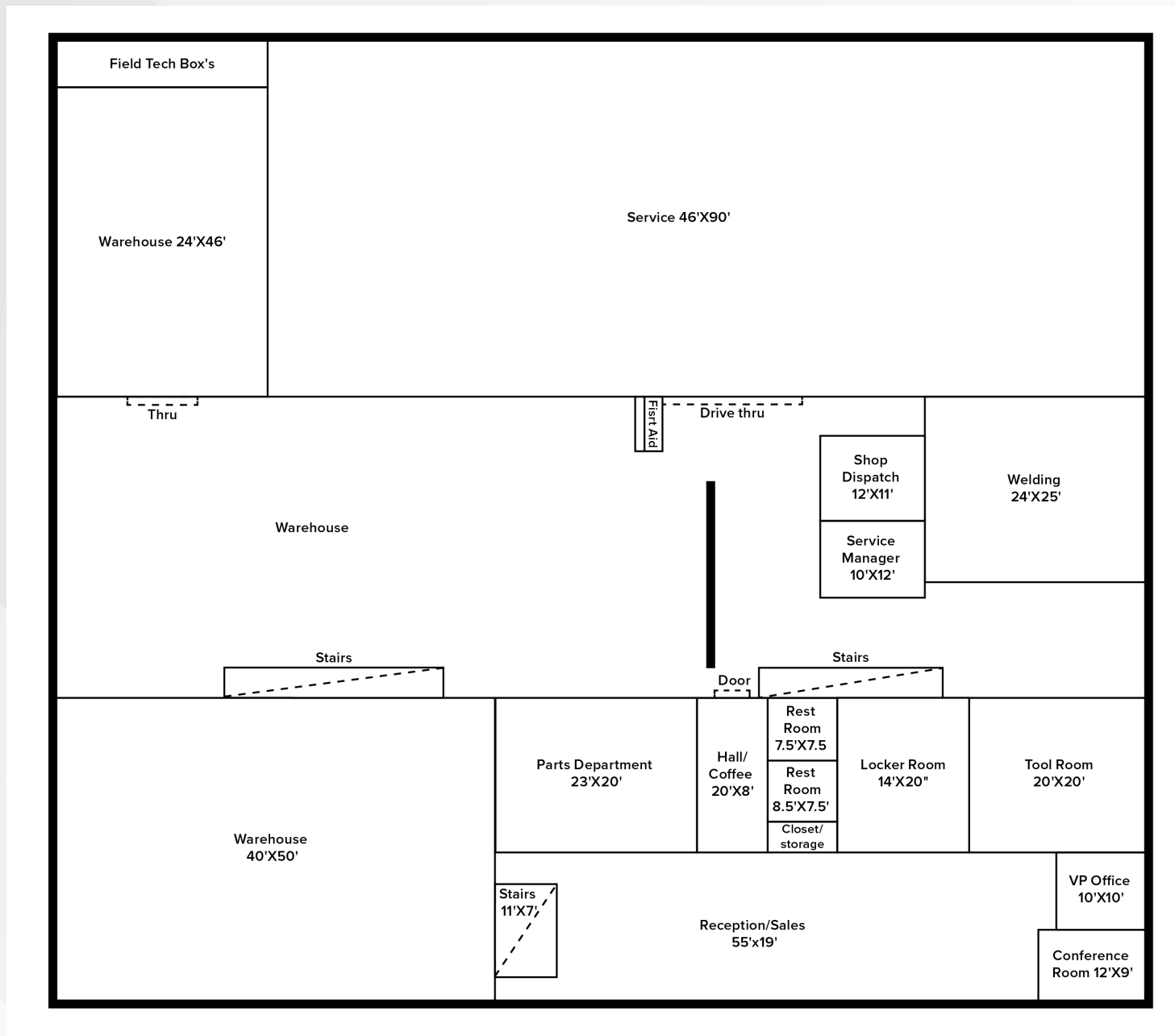
PROPERTY DETAILS



Total Site	86,792 SF (1.99 AC)* *According to King County records
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	Now
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

Structures	21,025 SF
- Main Building	±15,589 SF
- Metal Shed Building	±1,323 SF
- Mezzanine Office/Storage	±4,122 SF
Excess Land/Yard	
- 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

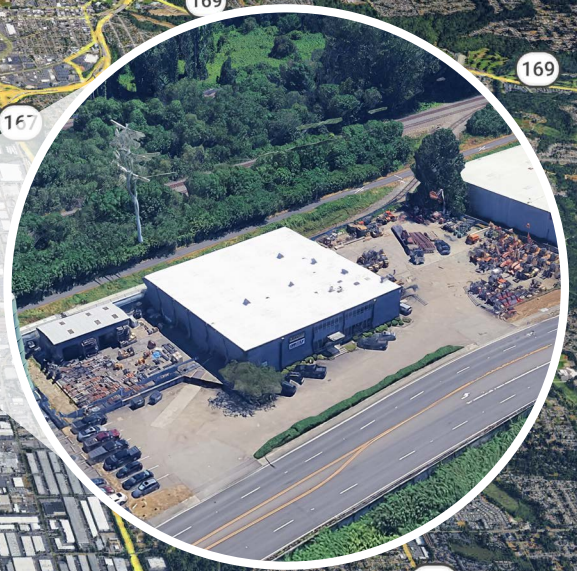
EASY ACCESS

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

Downtown
Seattle

Tukwila

SEATAC
Int'l Airport



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