

551 STRANDER BLVD

Tukwila, WA 98188

INDUSTRIAL SPACE

FOR SUBLEASE

-24,832 SF - 40,082 SF



**THE ANDOVER
COMPANY, INC.**

CORFAC INTERNATIONAL

JACK CRANE
(206) 258-3159

jacklc@andoverco.com

JEFF CRANE
(206) 336-5336

jcrane@andoverco.com

PROPERTY HIGHLIGHTS

- Address: 551 Strander Blvd, Tukwila, WA 98188
- Building size: 40,082 SF (4,317 SF Office)
 - Option 1: 40,082 SF (4,317 SF Office)
 - Option 2: 24,832 SF (4,317 SF Office) and includes 3 dock high doors and 1 temporary ramp door
- Total of 7 dock-high doors (1 temporary ramp door)
- 27' Clear height
- +/- 50'x33'6" Column spacing
- Endcap space with ample parking and potential yard
- Large breakroom
- Fully sprinklered (new system)
- Conveniently located Tukwila property with immediate access to I-5, I-405 & HWY-167
- Sublease that runs until October 31st, 2027
- \$1.10/SF Blended + NNN's (\$0.246/SF - 2024 Est.)
- Available on 60 days' notice

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AREA AMENITIES

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CURRENT ESTIMATED DRIVING TRAVEL TIMES

SEATAC INTERNATIONAL AIRPORT	15 MIN.
SEATTLE	25 MIN.
TACOMA	25 MIN.



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JACK CRANE

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