

TUKWILA INDUSTRIAL

1224 - 1226 ANDOVER PARK E | TUKWILA, WA

FOR SALE OR LEASE
26,674 SF TOTAL

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

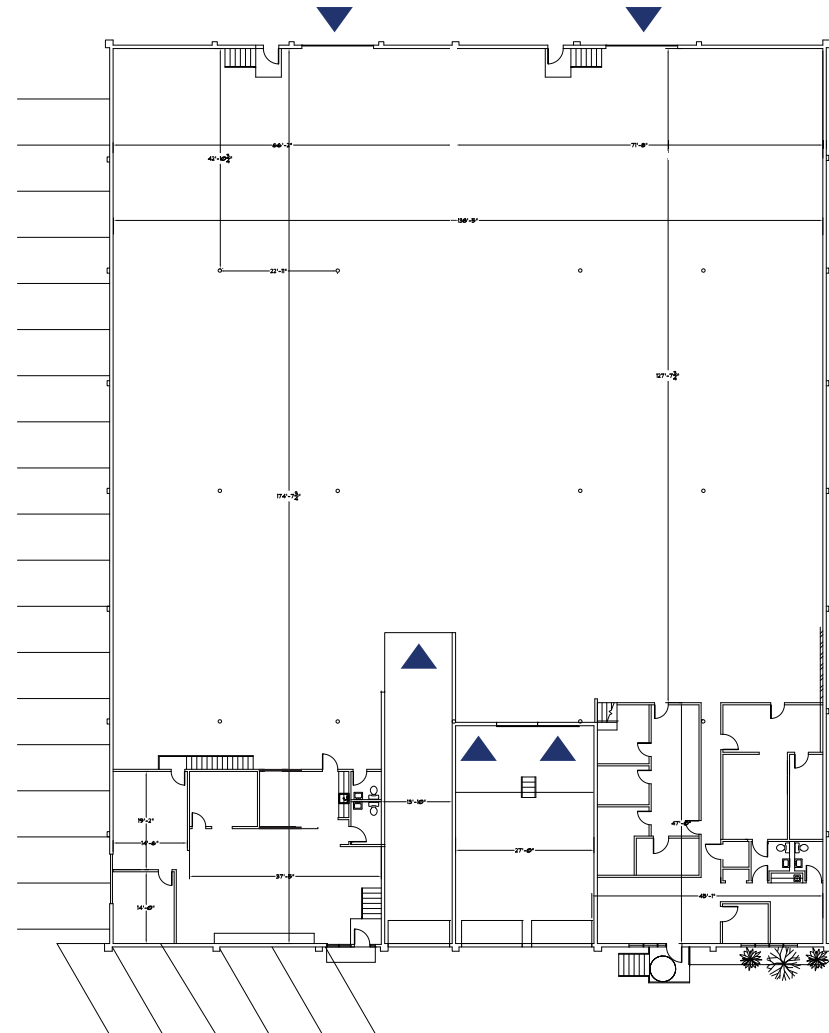
PLEASE CONTACT BROKERS FOR PRICING

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

DO NOT DISTURB CURRENT OWNER/USER.
ARRANGE ALL SITE VISITS WITH LISTING AGENTS.

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▲ Dock high door

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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

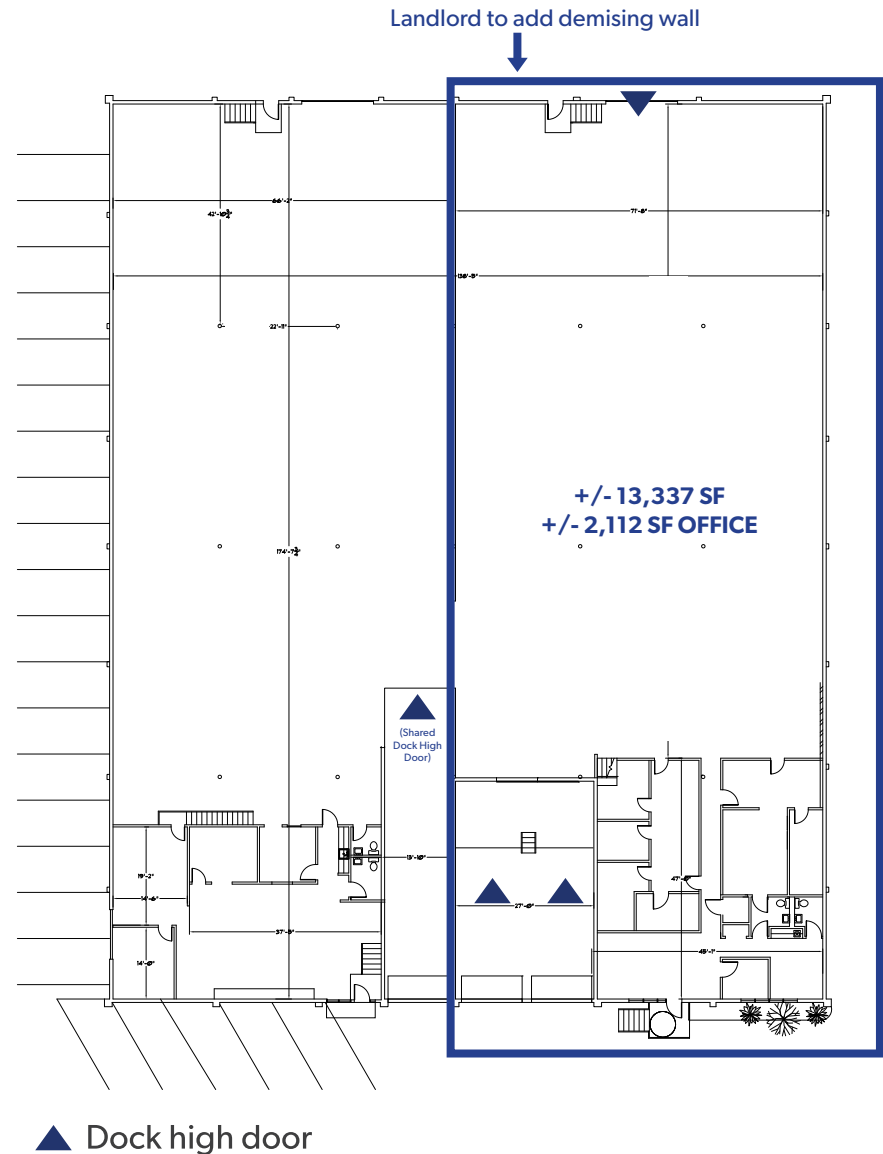
CONTACT BROKERS FOR LEASE RATES

ABILITY TO LEASE FULL OR HALF OF THE BUILDING

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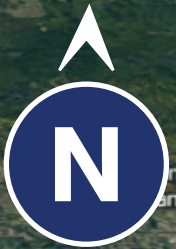


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AERIAL



TO SEATTLE

TO BELLEVUE

TUKWILA

BURIEN

SEATAC AIRPORT

RENTON

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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