

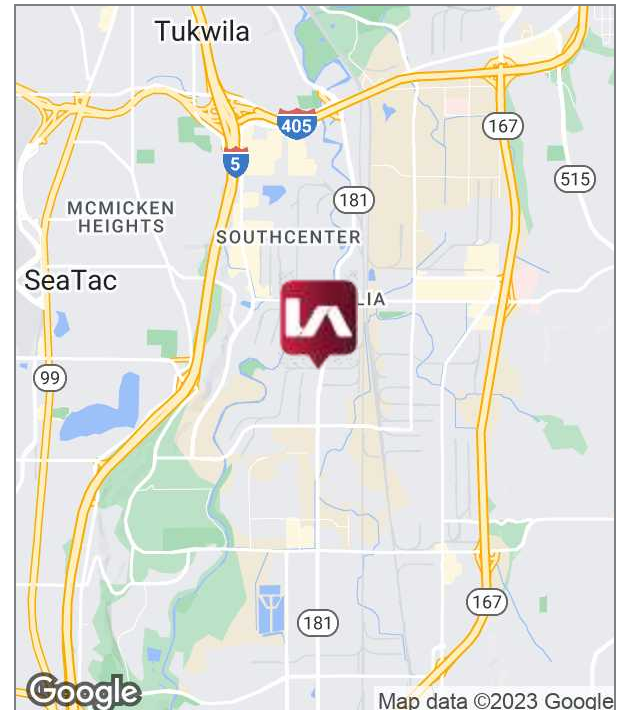
SSIP Tukwila Industrial Sublease SOUTHCENTER SOUTH INDUSTRIAL PARK

18436 Cascade Avenue South, Tukwila, WA 98188



SUBLEASE HIGHLIGHTS

- 16,611 SF Shell
- 2,557 SF Office on 1st Floor
- 1,646 SF Office on 2nd Floor
- 2 Dock-high loading doors
(1 mechanical pit leveler and 1 edge of dock leveler)
- 1 Grade-level loading door
- Automated roll up doors
- Wet sprinkler system
- Option to keep existing warehouse racking
- C/LI zoning
- Master Lease expires January 31, 2027
- Available February 1, 2024
- Contact broker for rates



CONTACT

Carson Scott

cscott@lee-associates.com
D 425.818.1538

Andrew Hull

ahull@lee-associates.com
D 253.444.3023

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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**LEE &
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COMMERCIAL REAL ESTATE SERVICES



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