

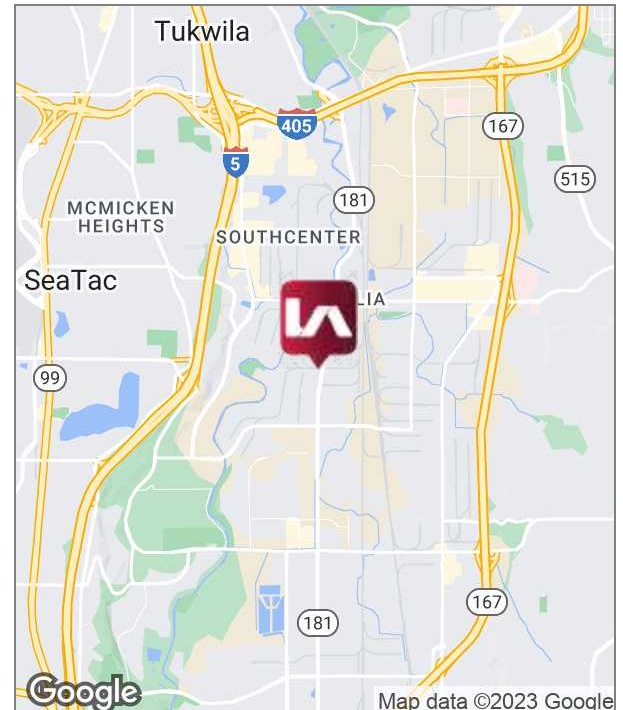
SSIP Tukwila Industrial Sublease SOUTHCENTER SOUTH INDUSTRIAL PARK

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

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D 425.818.1538

Andrew Hull

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D 253.444.3023

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



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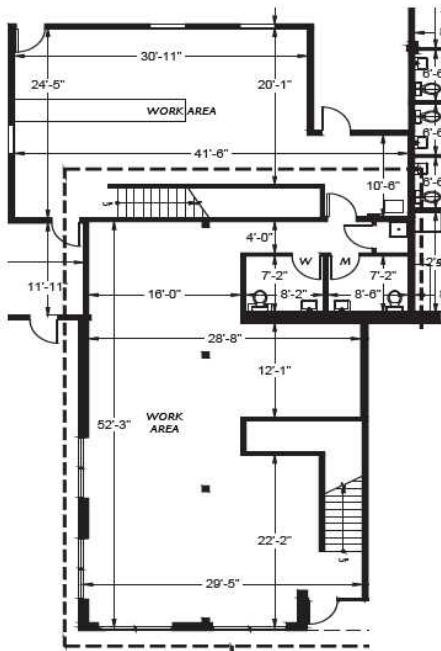
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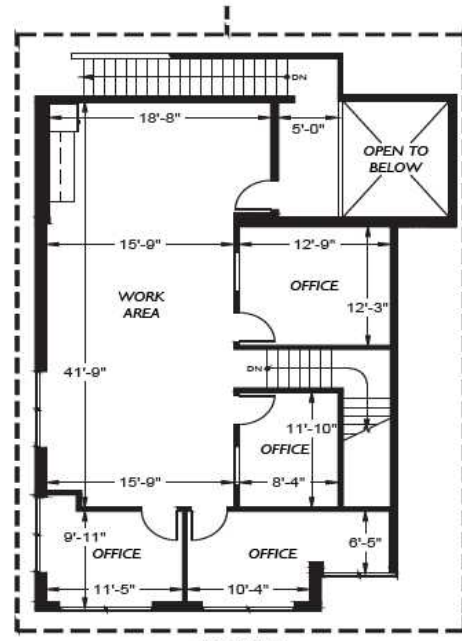
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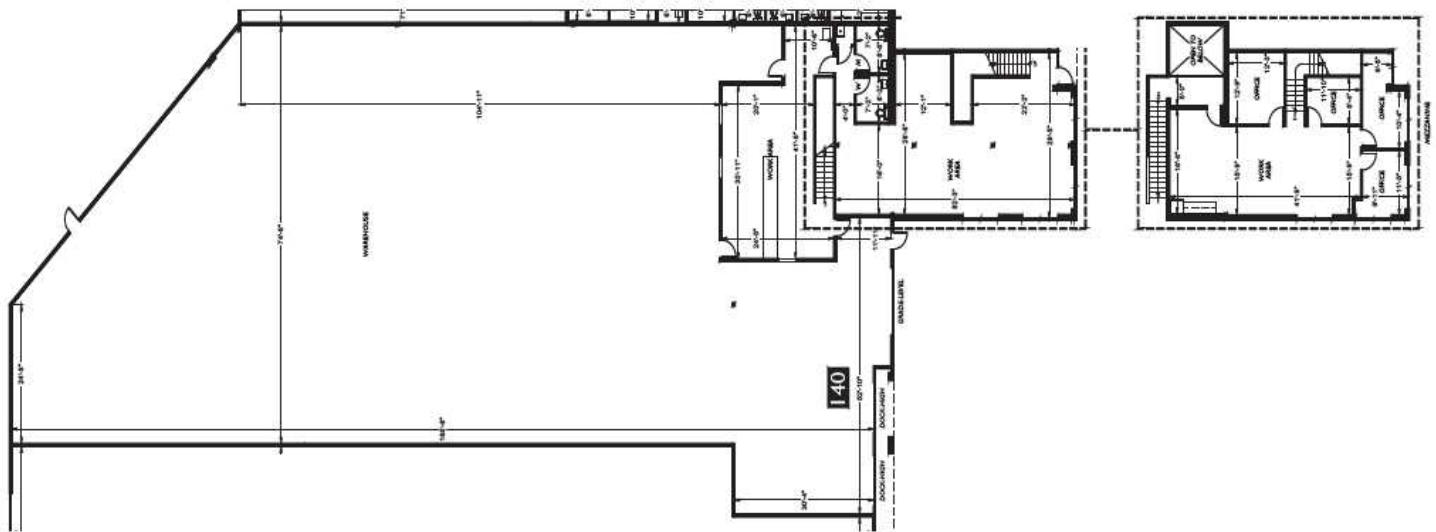
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1st Floor Office



2nd Floor Office



Suite 140 Floor Plan

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