

**FOR SALE OR LEASE**

**5,896 SF BUILDING ON A 35,458 SF LOT**

2326 AUBURN WAY N | AUBURN, WA





# PROPERTY INFORMATION

## BUILDING SIZED

5,896 SF

## LOT SIZE

35,458 SF

## CURRENT USE

Office

## YEAR BUILT / RENOVATED

1970 / 2014

## CONSTRUCTION TYPE

Masonry

## HVAC

Heat Pump (Roof Mounted)

## PARKING

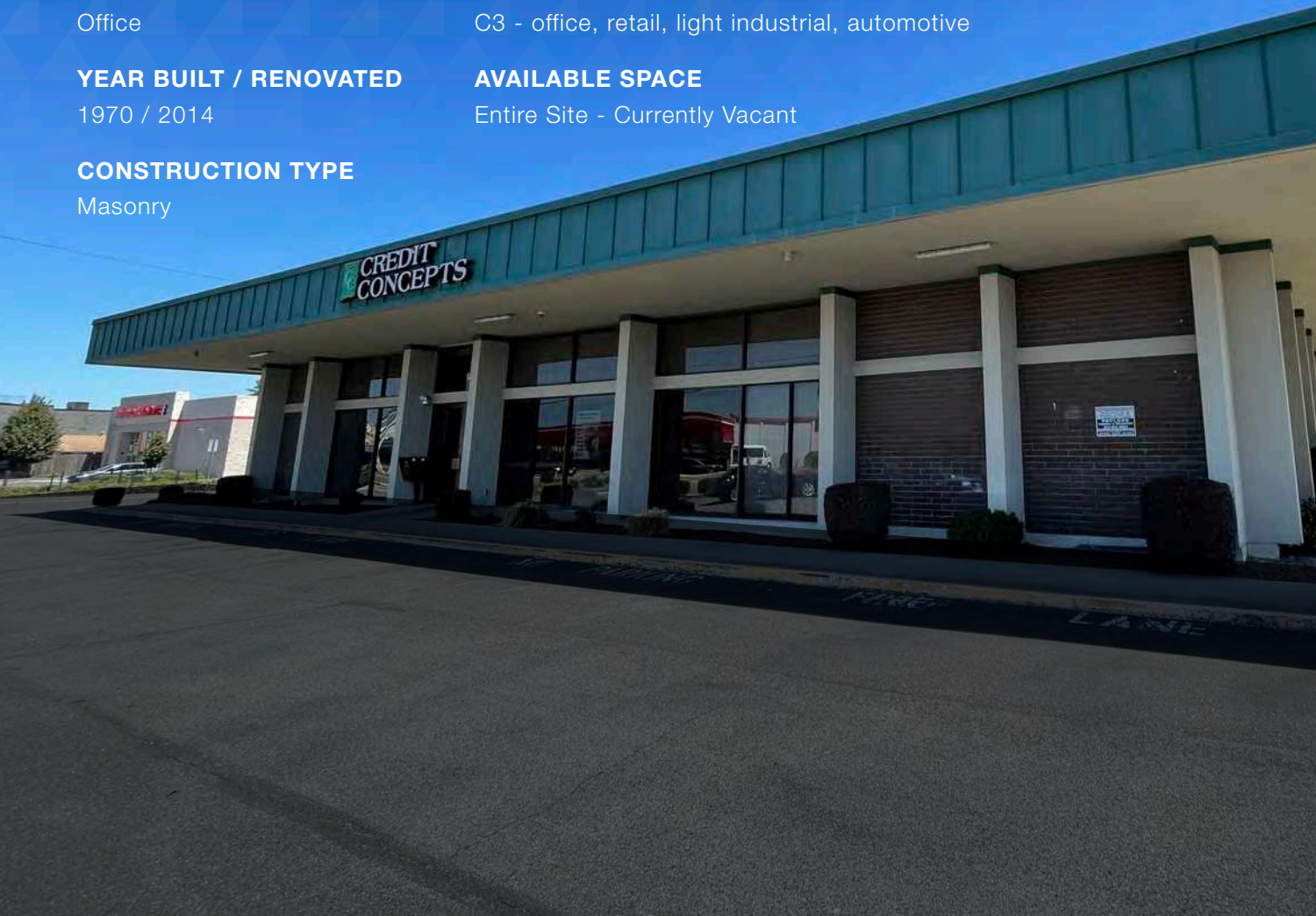
Paved - 75+ stalls

## ZONING

C3 - office, retail, light industrial, automotive

## AVAILABLE SPACE

Entire Site - Currently Vacant



## Offering Summary

**SALE PRICE** \$2,300,000

**LEASE RATE** Negotiable

**LEASE TERM** 5+ Years



AUBURN WAY N

24TH ST NE



Large lot providing gated/  
secure parking for 75+  
vehicles



Building underwent significant  
renovation in 2014, creating a  
class A office build-out



Formerly occupied by Sound  
Community Bank, and the  
vault and drive-thru lanes are  
still intact



Flexible C3 Zoning  
(office, retail, industrial  
permitted)



Auburn Municipal Airport

CHRYSLER

GMC

DODGE

Jeep

SUBARU

RAM

HYUNDAI

HONDA

Tires LES SCHWAB

Service King COLLISION

AUBURN WAY N

Advance Auto Parts  
Service is our best part.

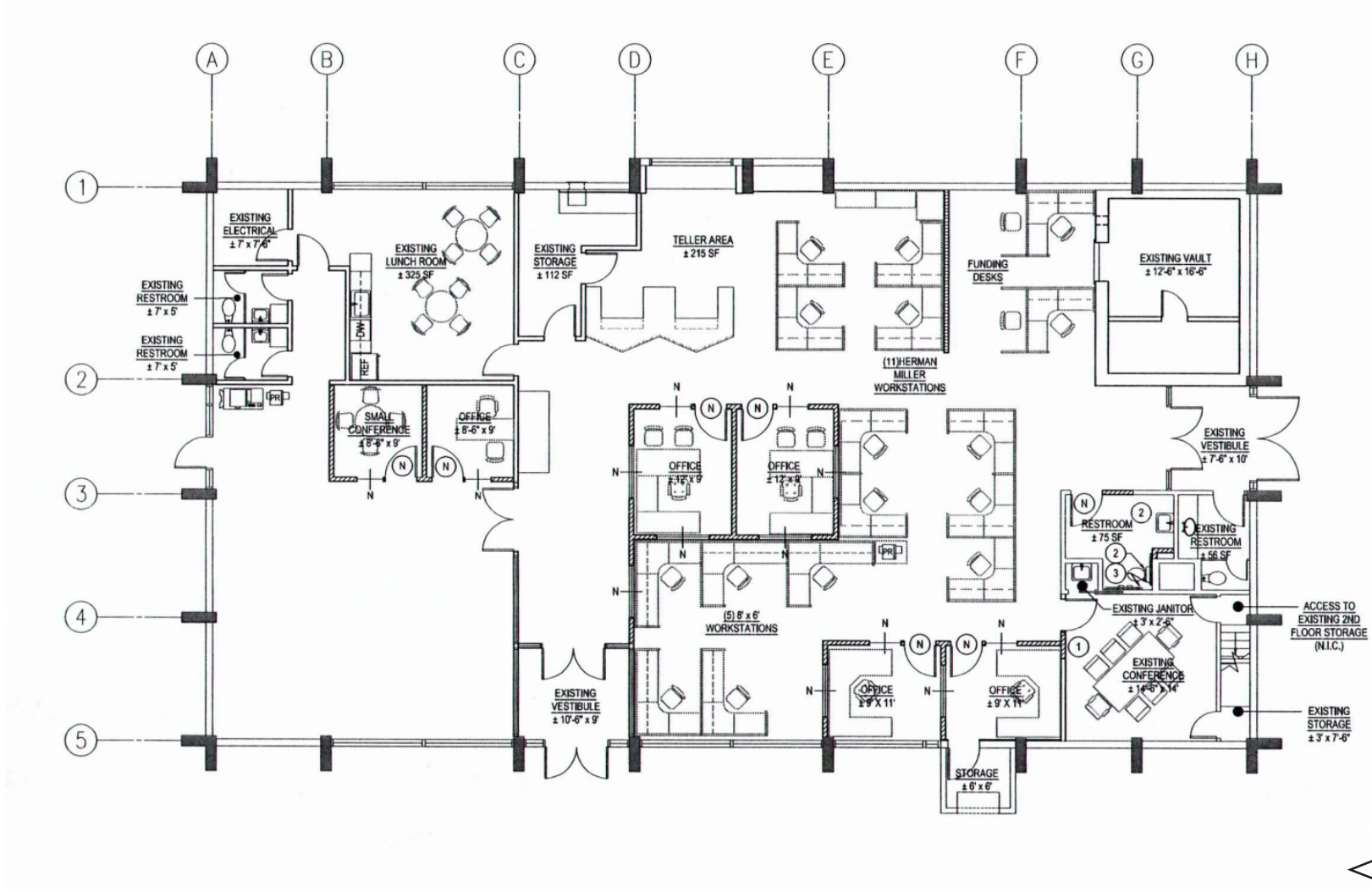
24TH ST NE

Enterprise rent-a-car



## FLOOR PLAN

5,896 Total SF



# ZONING DESCRIPTION

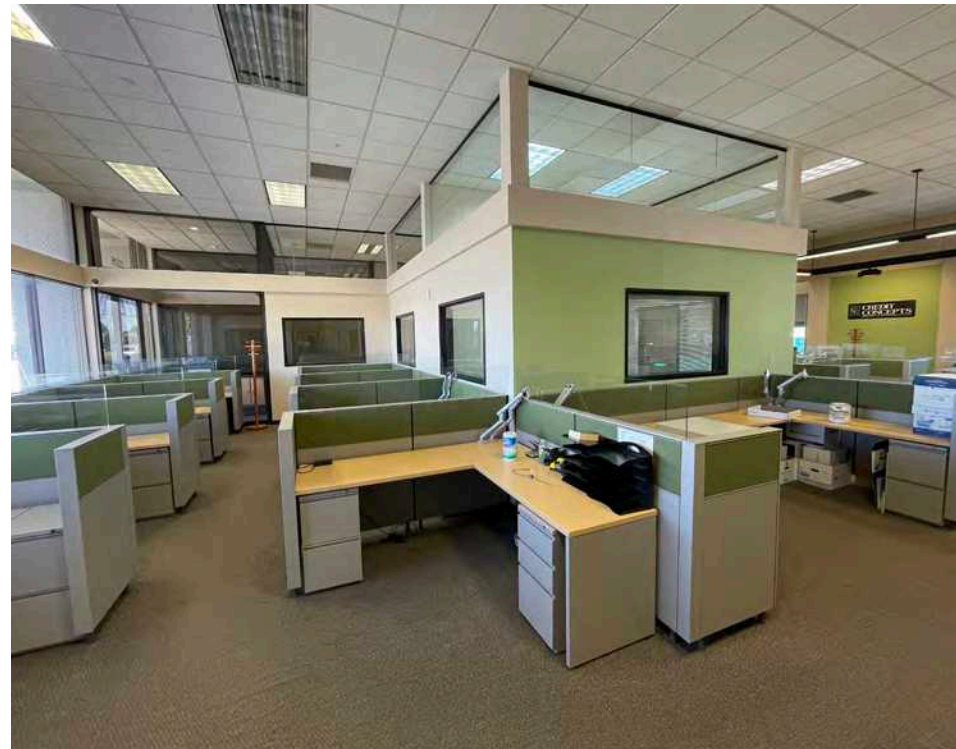
## C-3, Heavy Commercial Zone

The C-3 zone allows for a wide range of medium to high-intensity uses, including retail, commercial, entertainment, office, services, and professional activities. It focuses on catering to automobile-oriented businesses while encouraging a pedestrian-friendly atmosphere. Permitted activities may include outside operations, displays, fabrication, or services, but with potential impacts on neighboring properties and streets higher than more restrictive commercial zones.

[CLICK FOR MORE ZONING DETAILS](#)











Exclusively listed by:

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**FOR LEASE**

**2326 AUBURN WAY N  
AUBURN, WA**

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