



Full Building For Sale or Lease

Monroe Corporate Park - Building A

17675 147th St. SE • Monroe, WA 98272



11225 SE 6th St., Suite 240
Bellevue, WA 98004
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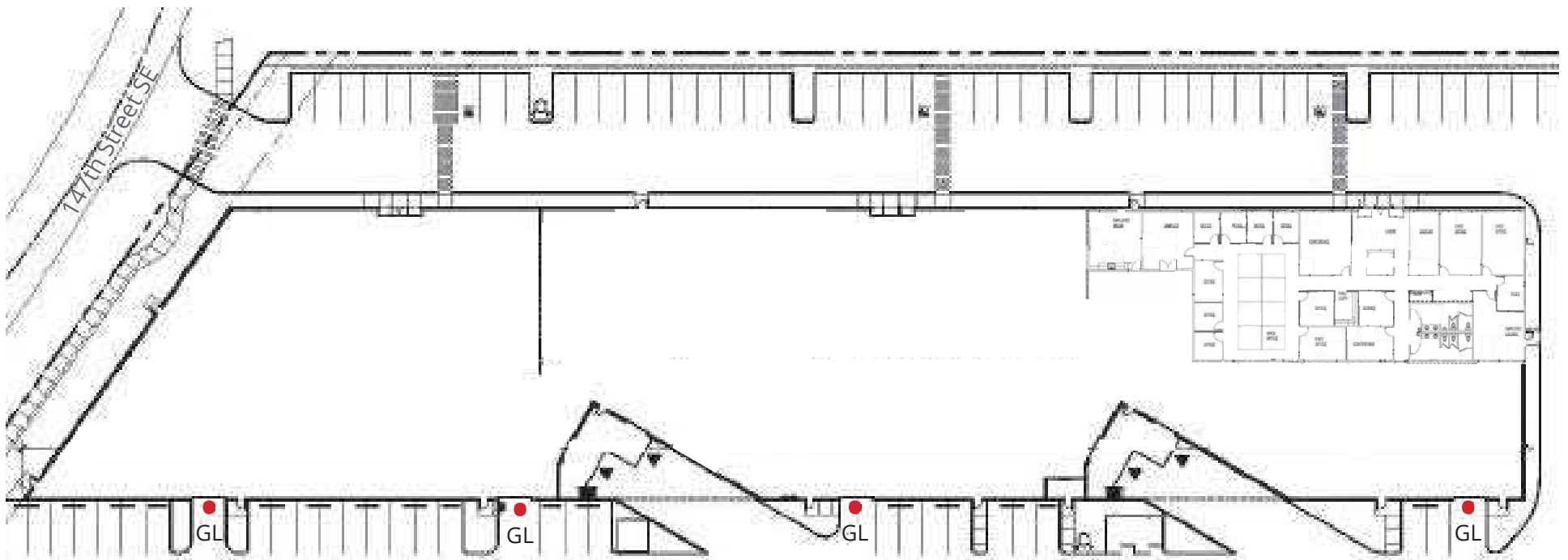
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Available Space

- 51,704 SF stand-alone building
- 45,002 SF warehouse / 6,702 SF office
- Available September 1, 2024
- Rates:
 - Warehouse - \$0.95/SF/mo
 - Office - \$1.95/SF/mo
 - NNNs - \$0.27/SF/mo
- **Asking Price: \$12,200,000**

Property Highlights

- Clear height: 22'
- Sprinklered for high pile racking
- Four (4) drive-in loading doors
- Four (4) covered dock-high loading positions
- 1,000 amp, 277/480 volt 3 phase electrical service
- 76 parking stalls (1.47/1,000 SF)
- Immediate access to SR 522 and US-2 with numerous nearby amenities

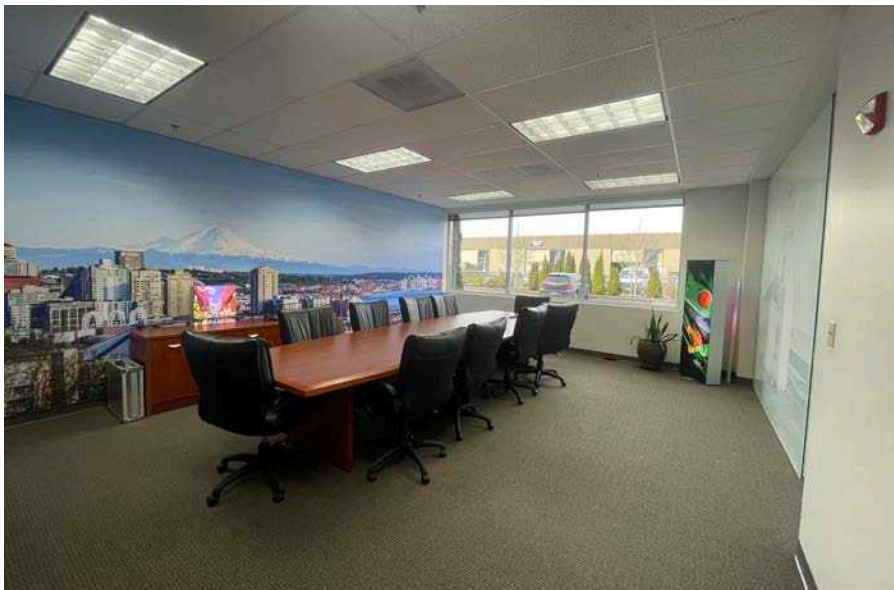


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Office Photos

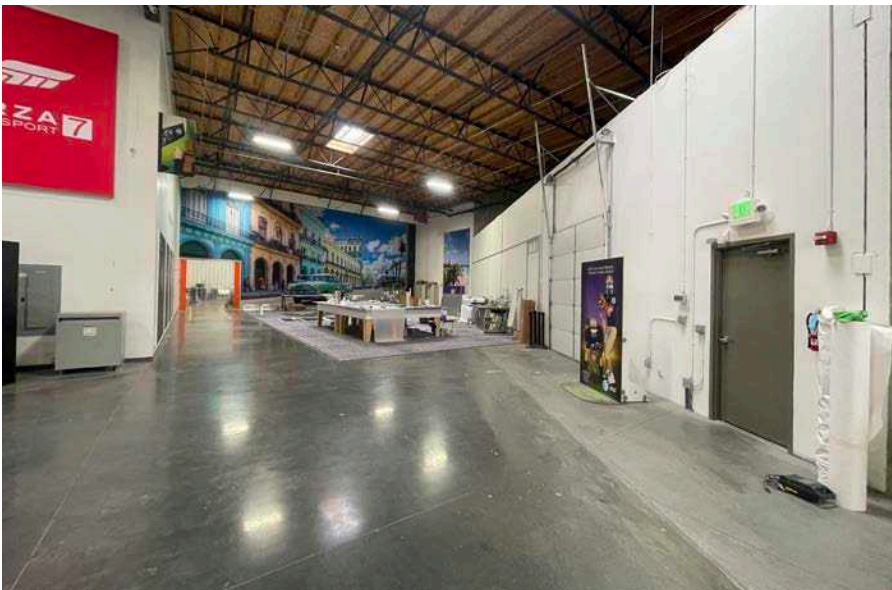


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Warehouse Photos

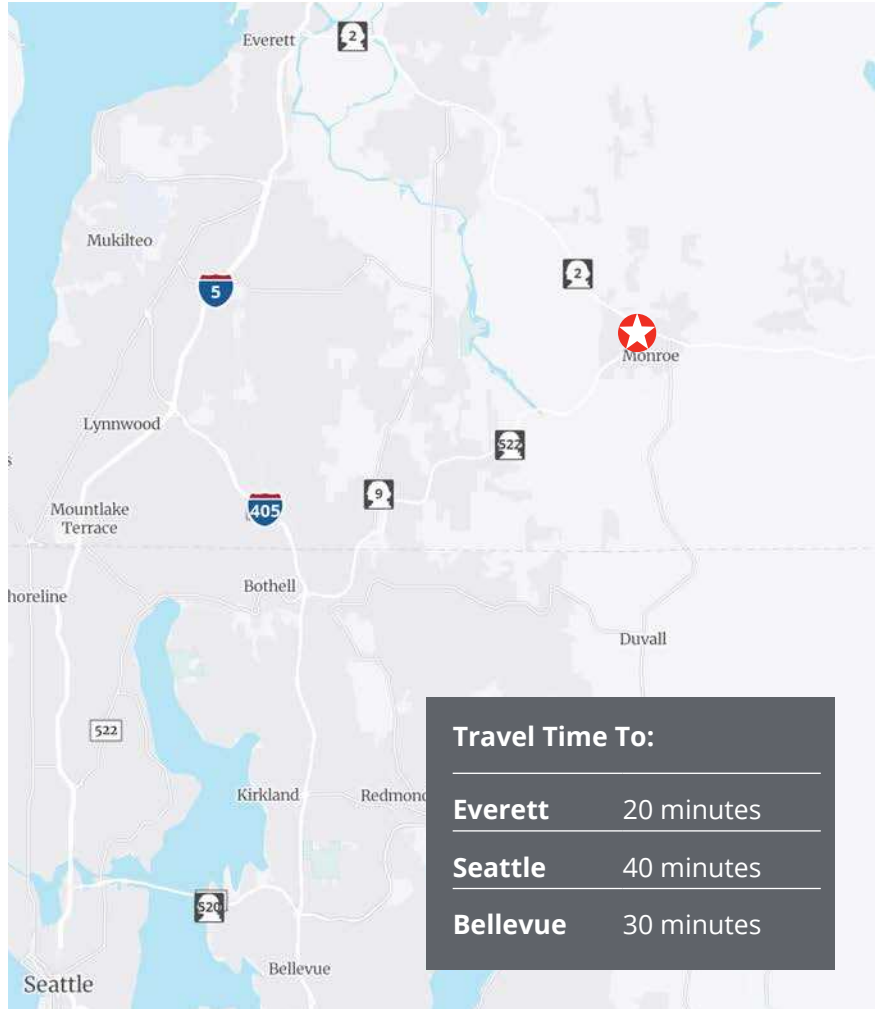


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