

LAND FOR LEASE



## MUKILTEO GATEWAY SITE

13603 Lake Road | Lynnwood, WA



BELLEVUE | TACOMA  
[nai-psp.com](http://nai-psp.com)

Exclusively listed by:

**Tamir Ohayon**

+1 425 586 5627

[tohayon@nai-psp.com](mailto:tohayon@nai-psp.com)

**Itzik Mizrahi**

+1 425 586 5637

[imizrahi@nai-psp.com](mailto:imizrahi@nai-psp.com)



# 13603 LAKE ROAD LYNNWOOD WA 98087

## PROPERTY HIGHLIGHTS

- » 30,000 SF Land  
\*divisible to 15,000 SF
- » Located next to the airport serving 1,900 people per day
- » Premier high-visibility site (49,954 average daily traffic on SR 525)
- » Zoned light industrial
- » Easy access to SR-525, I-5, I-405, and Hwy 99
- » 480-volt, 3-phase power and natural gas heating

**FOR LEASE** \$0.25/SF/Mo., NNN

*\*\*Disclosure, both brokers are also the owners of the subject property.*

Land For Lease

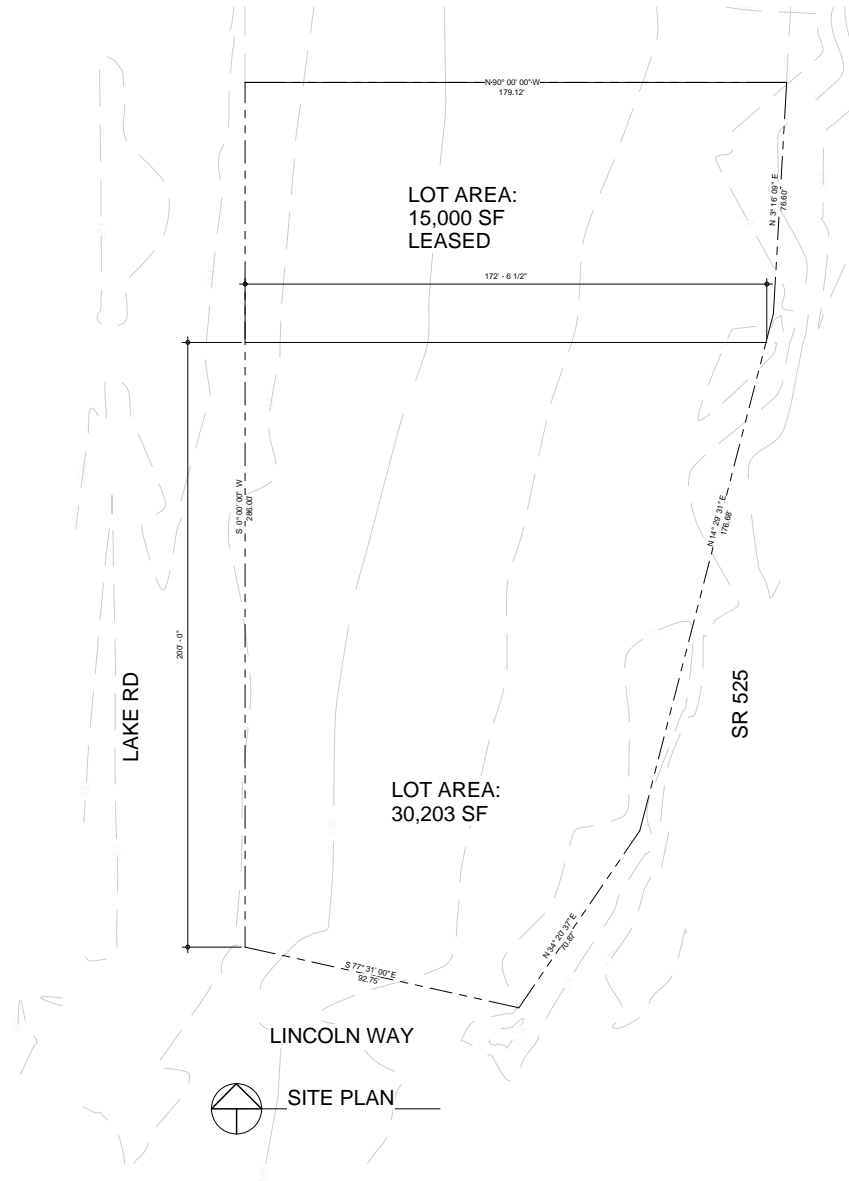


**MUKILTEO  
GATEWAY SITE**



# Site Plan

Land For Lease



## Land For Lease



# Neighboring Tenants



Land For Lease

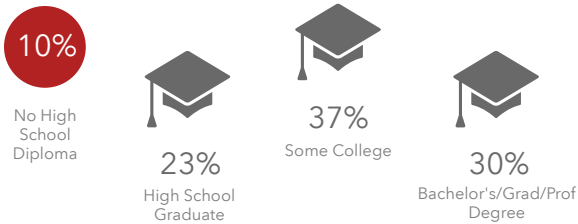




# Demographics

## 1 Mile Radius

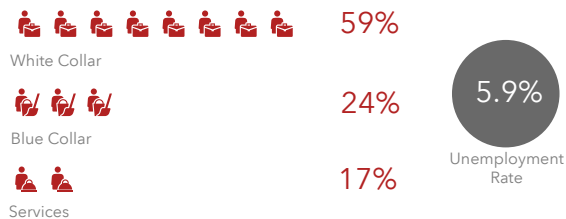
### EDUCATION



### BUSINESS

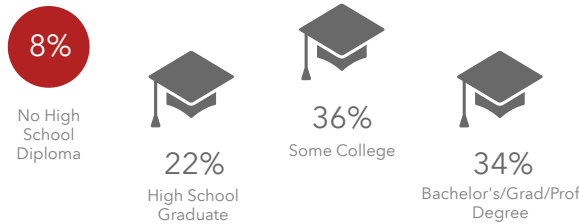


### EMPLOYMENT



## 3 Mile Radius

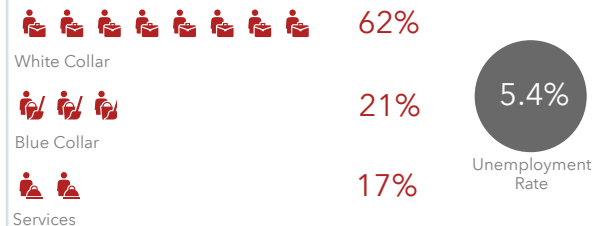
### EDUCATION



### BUSINESS

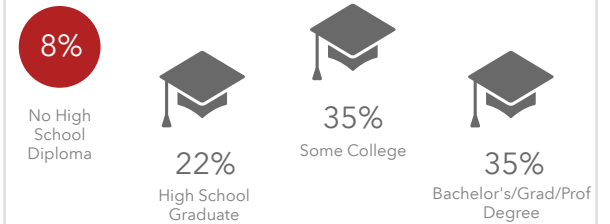


### EMPLOYMENT



## 5 Mile Radius

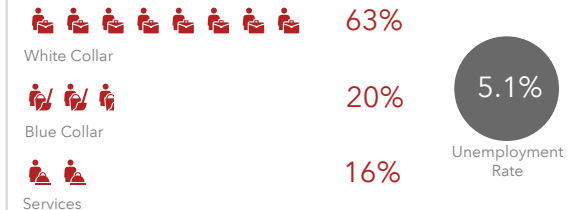
### EDUCATION



### BUSINESS



### EMPLOYMENT



## Demographics

