

# PORTSIDE INDUSTRIAL CENTER

**SUBLEASE AVAILABLE NOW**



## LISTING INFORMATION

ADDRESS: 6546 20th Street E, Fife

AVAILABLE SF: Warehouse: 251,100 SF

- 122,000 SF of warehouse and office available immediately
- 129,000 SF of warehouse available April 2025
- Office: 3,135 SF

LEASE RATE: \$0.77 PSF, NNN

- TERM:
- Eight years+ remaining at below market rates
  - 3% escalations

LOADING: 62 dock doors with full state of the art dock packages (mechanical pit levelers or edge of dock levelers, dock seals, locks, and lights)  
Cross dock loading

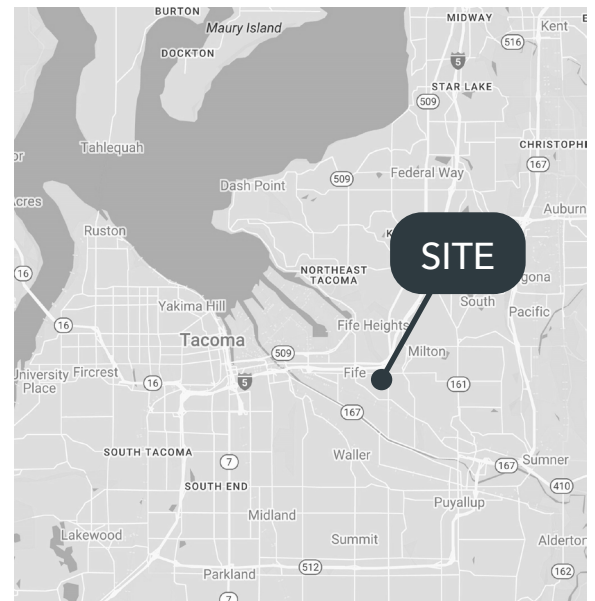
CLEAR HEIGHT: 32'

POWER: 1,600 amps 277/480 volt

SPRINKLERS: ESFR

- COMMENTS:
- Short and long-term deal considered
  - 120' truck maneuvering with fully fenced truck court

## LOCATION



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. Northwest Seattle - Broker Marketing\6546 20th St E, Fife\Lease 2024\LBA Portside Industrial Center Sublease Flyer 1.2024

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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COMMERCIAL REAL ESTATE SERVICES

Christian Mattson, SIOR  
cmattson@lee-associates.com  
253.444.3021

Billy Moultrie  
bmoultrie@lee-associates.com  
253.444.3022

Chris Peterson, SIOR, CCIM  
cpeterson@lee-associates.com  
206.773.2678



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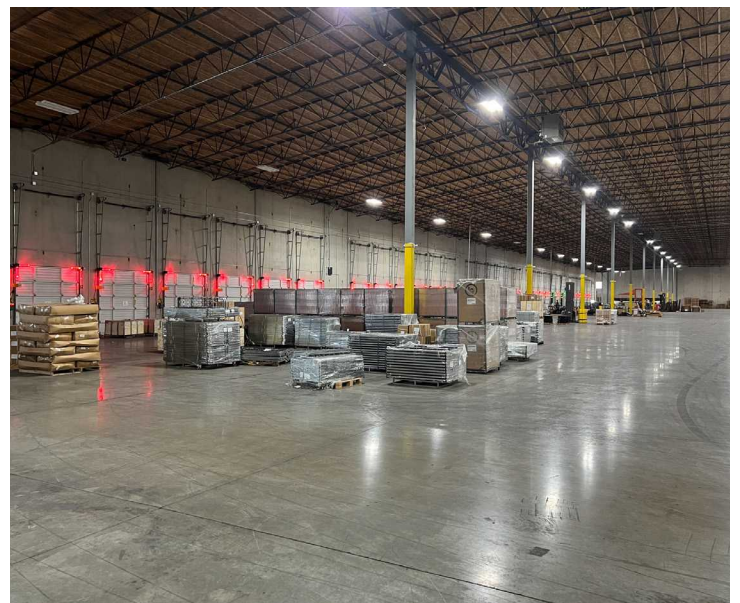
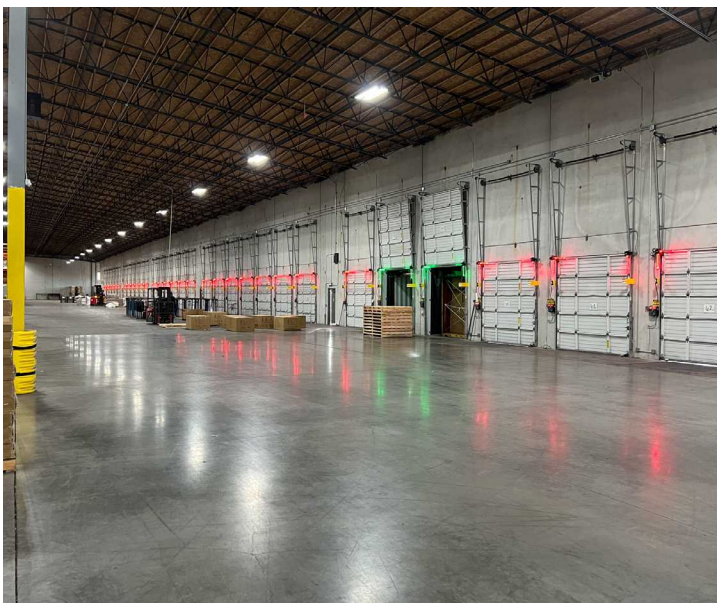
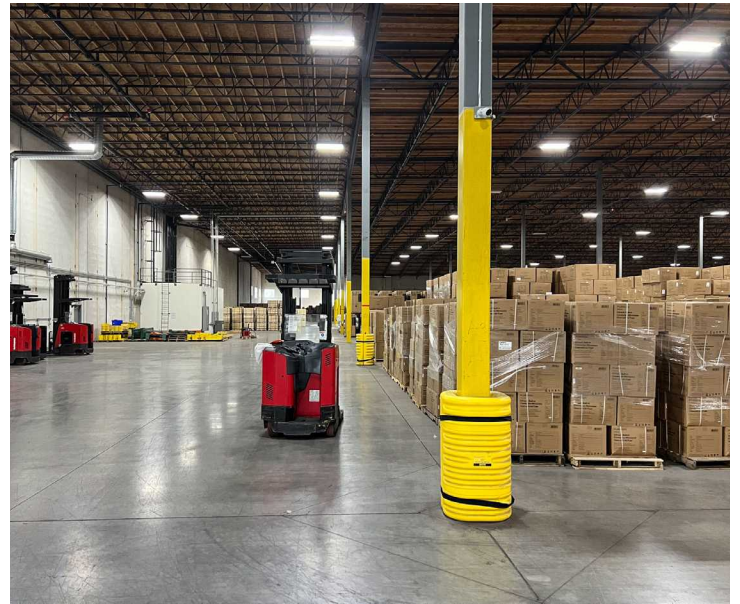
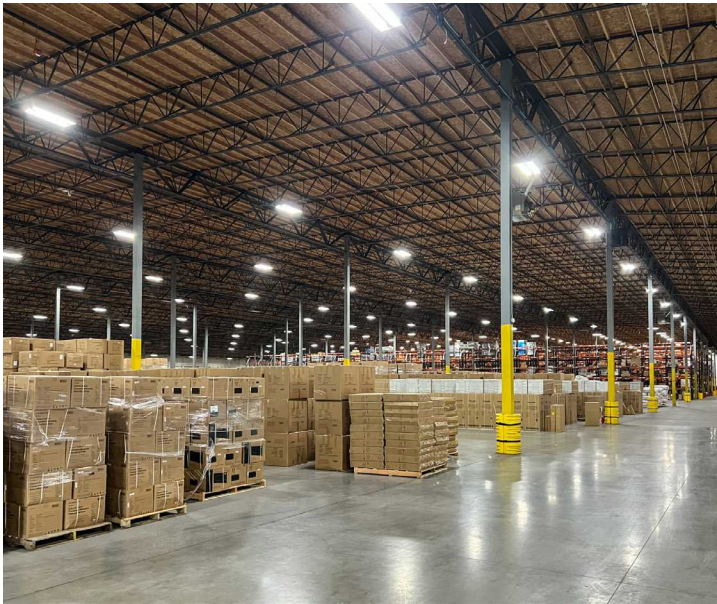
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