

FOR LEASE

# WOODINVILLE PARK

*Rare, Clear Span 10,837 SF  
Warehouse Space with Dock &  
Grade Loading Available for Lease*

5817 238TH ST SE, WOODINVILLE, WA 98072

SUITE 2







*Woodinville Park has great access to SR-522, I-405, downtown Woodinville & Bothell.*

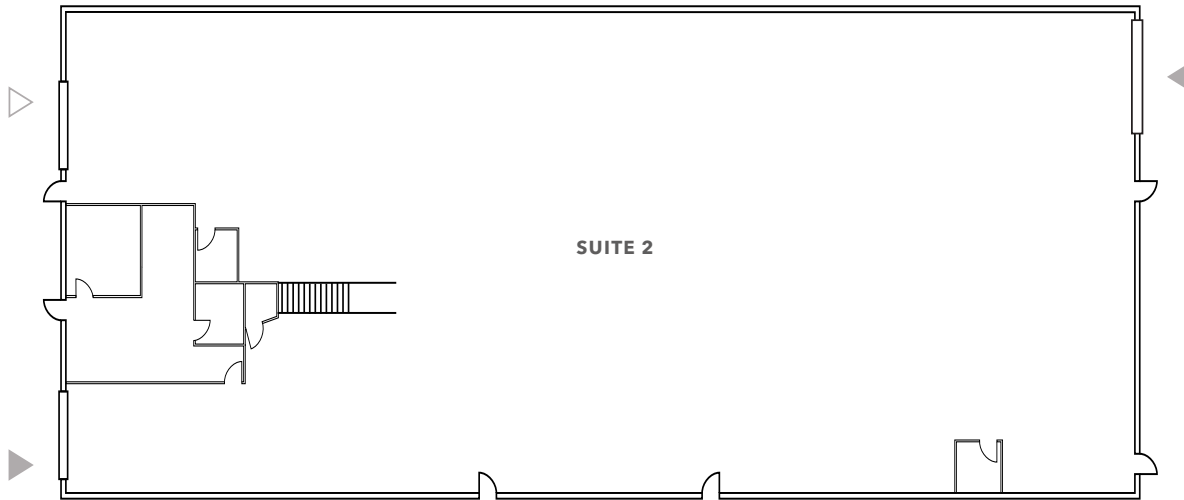
SUITE 2	10,837 SF total size ±1,000 SF office size
IMPROVEMENTS	Building repainted, new roof & new asphalt in 2023
LOADING	2 grade & 1 dock
ZONED	LI (Light Industrial)
POWER	3-phase
CLEAR HEIGHT	21'
SAFETY	Fully sprinklered
LINES	Electric & air lines throughout warehouse
EXTRA	Additional mezzanine not included in total SF

**\$1.45**  
LEASE RATE (SF/MO)  
BLENDED, NNN

**\$0.33**  
NNN RATE  
PER SQUARE FOOT



# FLOOR PLAN



*±1,000 SF*

OFFICE SIZE

*10,837 SF*

TOTAL SIZE AVAILABLE

*\$1.45*

LEASE RATE (SF/MO)  
BLENDED, NNN

▲ Grade level loading

△ Dock-high loading





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*Exclusively leased by*

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