

FOR LEASE

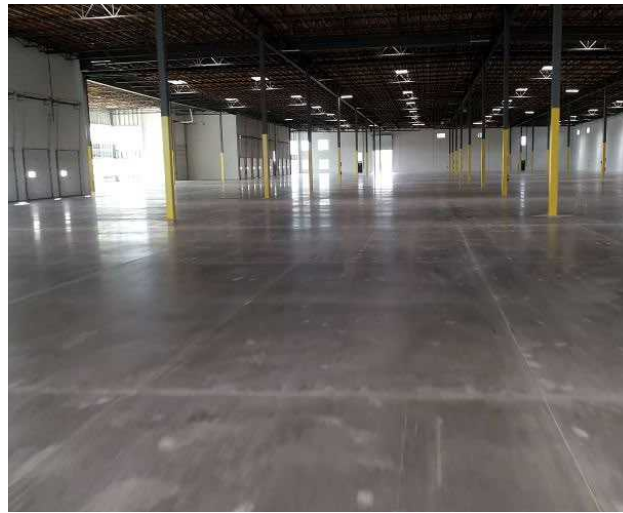
# LAKEVIEW BUILDING

*±53,564 SF Manufacturing & Warehouse  
Available, Ready for Tenant Improvements*

13800 FRYELANDS BLVD | MONROE, WA







*Newly constructed in the Monroe Industrial District, the Lakeview Industrial Building brings 127K SF of manufacturing and warehouse space, conveniently accessible to US Route 2, SR 9, and SR 522*

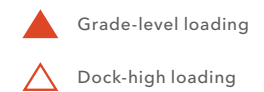
LEASEABLE AREA	Multiple options from 18,500 SF to 53,564 SF
YEAR BUILT	2024
CLEAR HEIGHT	30'
OFFICE BUILDOUT	No minimum requirement
DOCK-LEVEL DOORS	7
GRADE-LEVEL DOORS	2
RATES	Contact Brokers

→ [VIEW PROPERTY VIDEO](#)

# REMAINING SPACE OPTIONS



Suite	Approximate Size (SF)	Loading
Option A	35,000 SF	1 grade-level / 5 dock-high doors
Option B	18,564 SF	1 grade-level / 2 dock-high doors
Option C (A & B combined)	53,564 SF	2 grade-level / 7 dock-high doors





# HIGHLY- ACCESSIBLE LOCATION

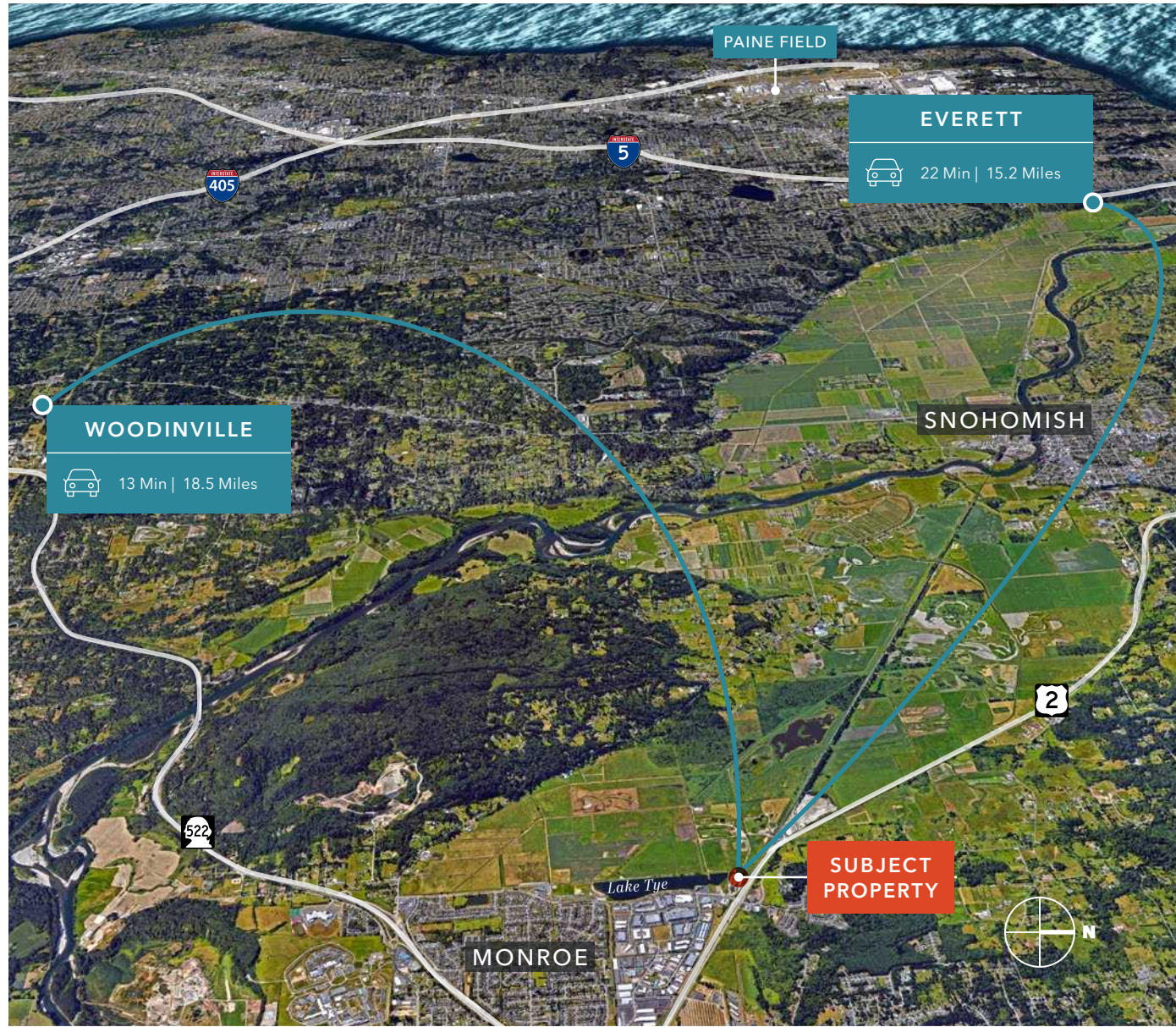
Scenic views and fast access combine to deliver optimal results for potential tenants

Conveniently located near major confluences— US Route 2, SR 9, and SR 522

Located adjacent to successful Fryelands Commercial & Industrial Park

**25 MIN**  
MUKILTEO FERRY

**20 MIN**  
I-5 ACCESS









# NEARBY AMENITIES





# LAKEVIEW BUILDING

*Exclusively leased by*

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