



CLARION PARTNERS

For Lease

Southcenter South Industrial  
Park, Building 469

18289 Olympic Ave S  
Tukwila, WA



### BUILDING HIGHLIGHTS

- 46,900 SF total
- 1,506 SF first floor office
- 9,768 SF mezzanine office
- 9 dock high doors
- 1 grade level door
- 29' clear height
- Quick and easy access to Interstate 5, Interstate 405, and SR 167
- 10 minutes to SeaTac Airport
- Only minutes to Southcenter retail

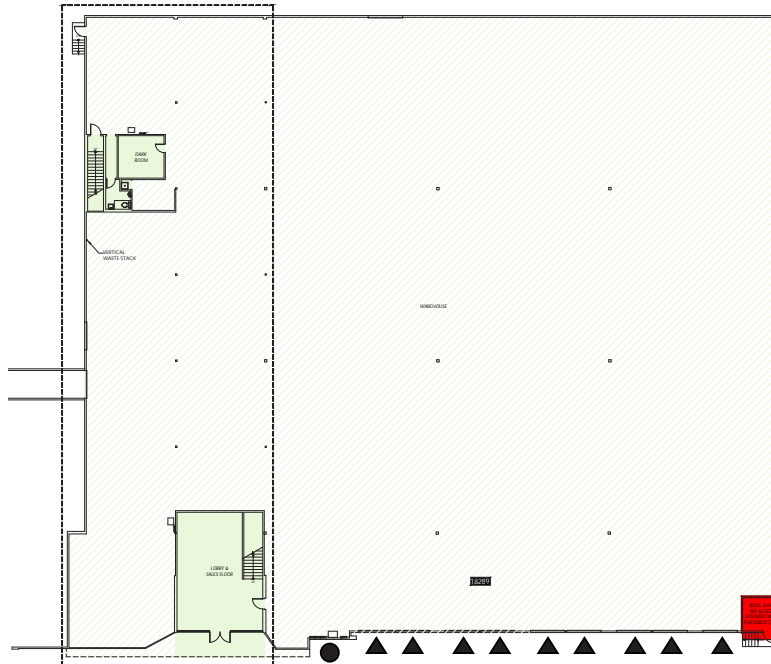




# CLARION PARTNERS

## Southcenter South Industrial Park

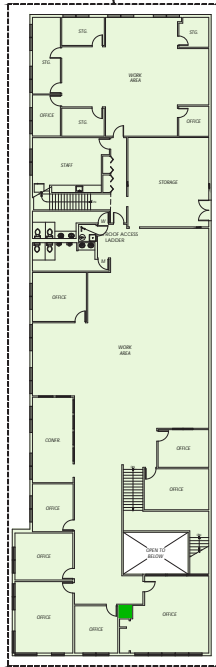
### FLOOR PLAN



#### Legend

- ▲ Dock-high door
- Grade-level door

### OFFICE PLAN



## CLARION PARTNERS

[www.clarionpartners.com](http://www.clarionpartners.com)

For more information on this opportunity, please contact



**MATT MCGREGOR, SIOR**  
 +1 206 624 7401  
[matt.mcgregor@colliers.com](mailto:matt.mcgregor@colliers.com)

**BILL CONDON, SIOR**  
 +1 206 235 9732  
[bill.condon@colliers.com](mailto:bill.condon@colliers.com)

- > Only minutes to retail including restaurants, shopping and theatres
- > ±6 miles / ±14 minutes to SeaTac Airport
- > ±14 miles / ±21 minutes to downtown Seattle
- > ±13 miles / ±21 minutes to Port of Seattle
- > ±20 miles / ±27 minutes to Port of Tacoma