

495 Andover Park E, Tukwila, WA 98188

A Superior Location.

- New \$2.5M+ renovation to the building
- Well positioned for a variety of distribution and manufacturing uses
- Dock high and grade level loading with ample parking
- Easy access to I-5, I-405, SR 167, Sea-Tac International Airport, Port of Seattle, and downtown Seattle and Bellevue





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13,585 sq. ft. OFFICE AREA (7,964 SQ. FT. NE AND 2,647 SQ. FT. SE, INCLUDING 2,974 SQ. FT. SECOND FLOOR)

6 acres

10 DOCK DOORS

2 GRADE LEVEL DOORS

Rail served

22'-25' CLEAR HEIGHT

2,000 amps

Wet Standard

Free standing building with exposure off Andover Park E

High-end office finishes

Fenced Yard

Heavy Power



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SITE AREA					
In S.F.	255,413 sq. ft.				
In Acres	5.86 ac				
BUILDING AREA					
Ground Level WH	134,474 sq. ft.				
Ground Level Office	7,964 sq. ft.				
2nd Level office	2,974 sq. ft.				
2nd Level storage	1,787 sq. ft.				
TOTAL	148,565 sq. ft.				
COVERAGE	61.7%				
PARKING					
Auto	Up to 155 stalls				

This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

Corporate Neighbors



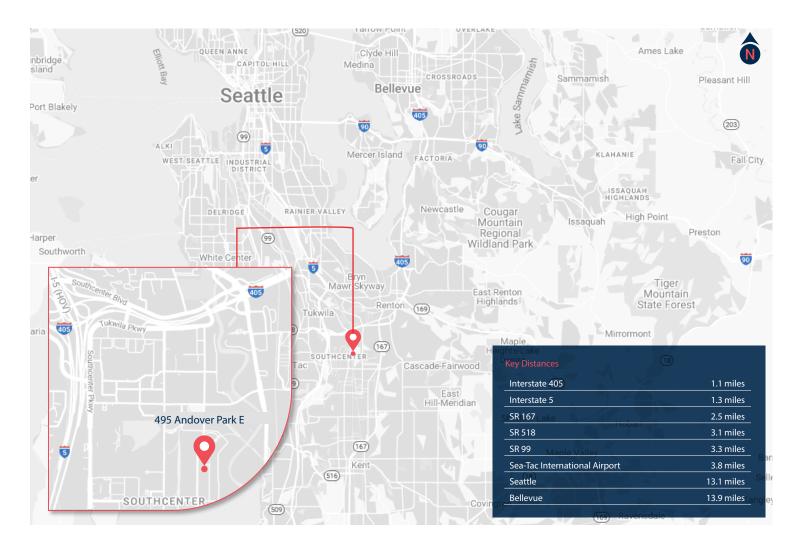






Area Map & Key Distances

Brookfield Properties





<u>Contacts</u>



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