



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

Free standing building with exposure off Andover Park E

High-end office finishes

Fenced Yard

Heavy Power



Specifications

148,565 sq. ft.
AVAILABLE

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
SITE SIZE

10
DOCK DOORS

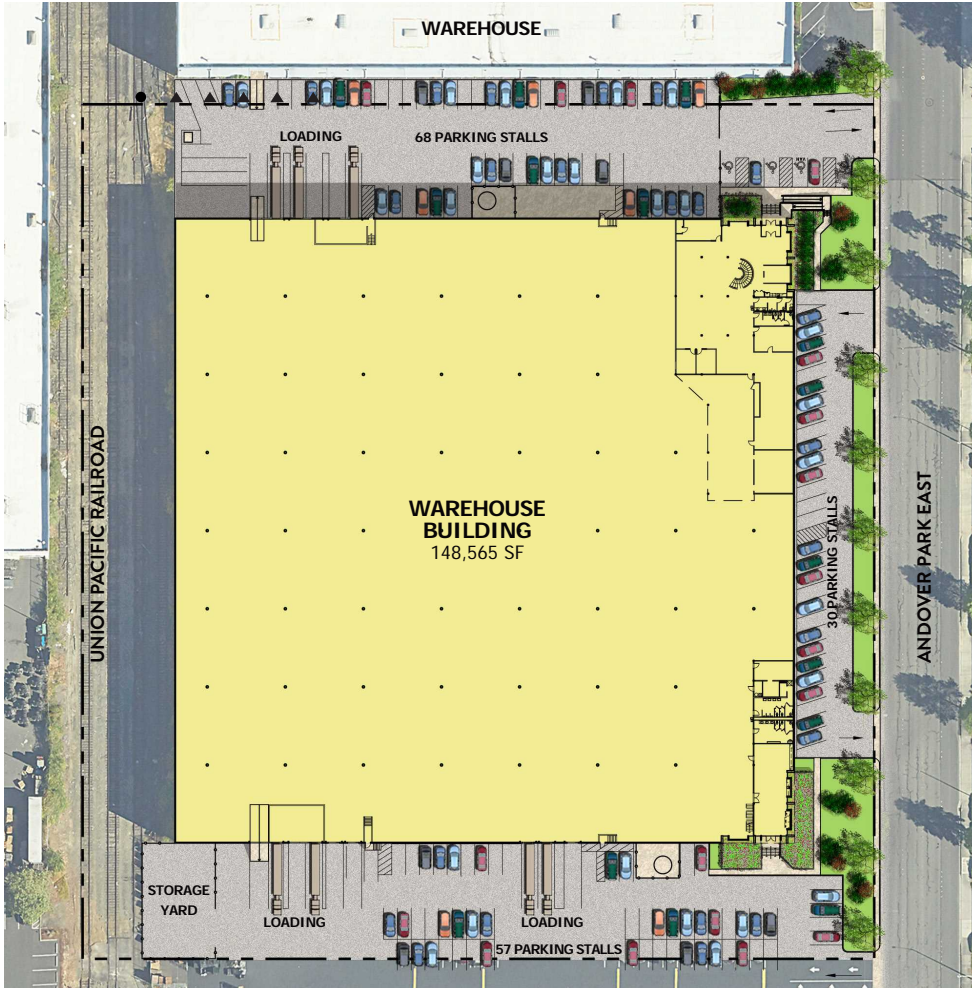
2
GRADE LEVEL DOORS

Rail
SERVED

22'-25'
CLEAR HEIGHT

2,000 amps
HEAVY POWER

Wet Standard
FIRE SPRINKLERS

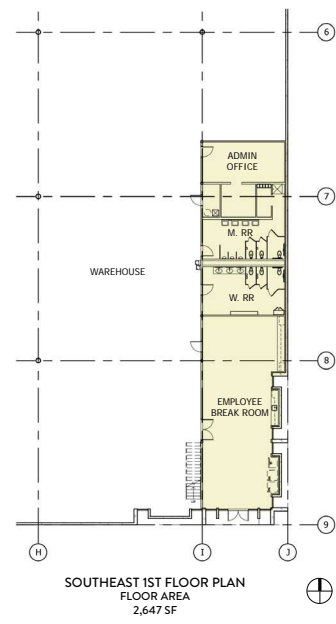
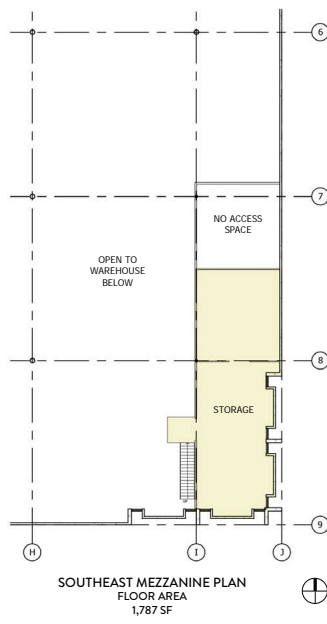
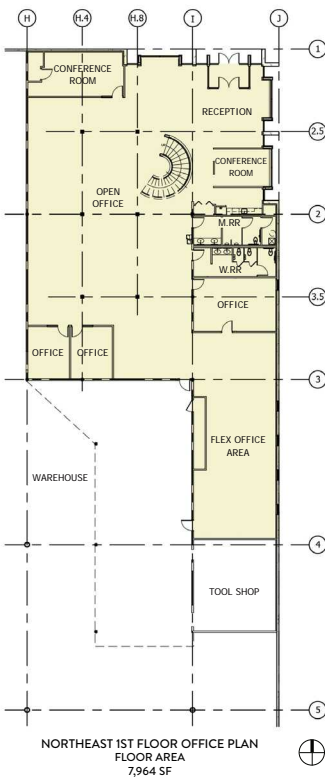
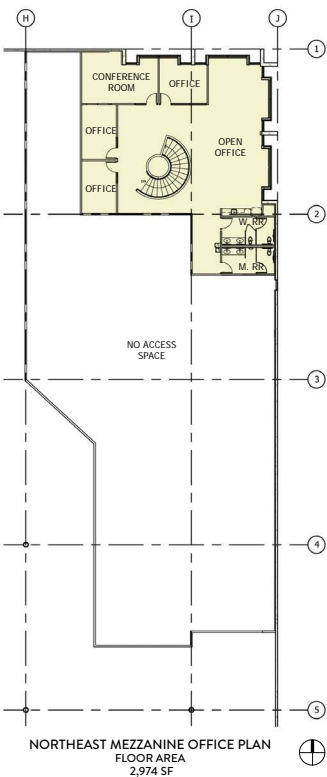
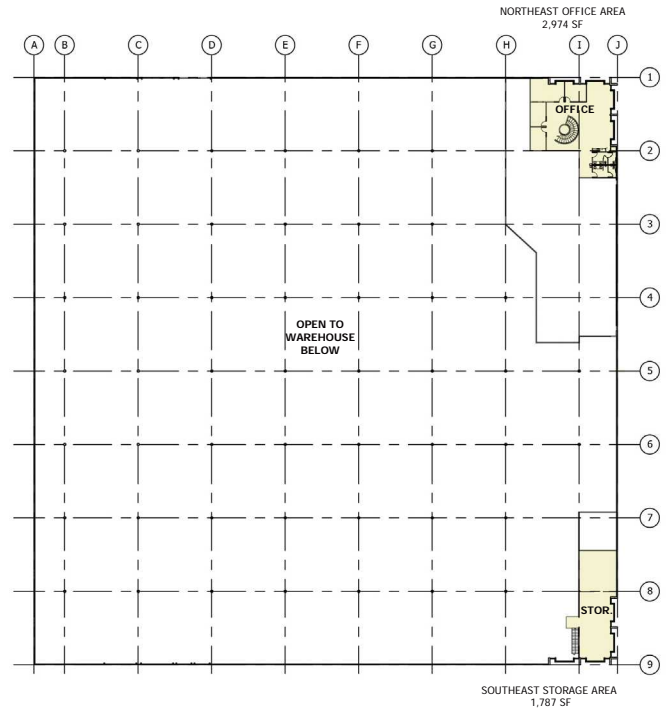
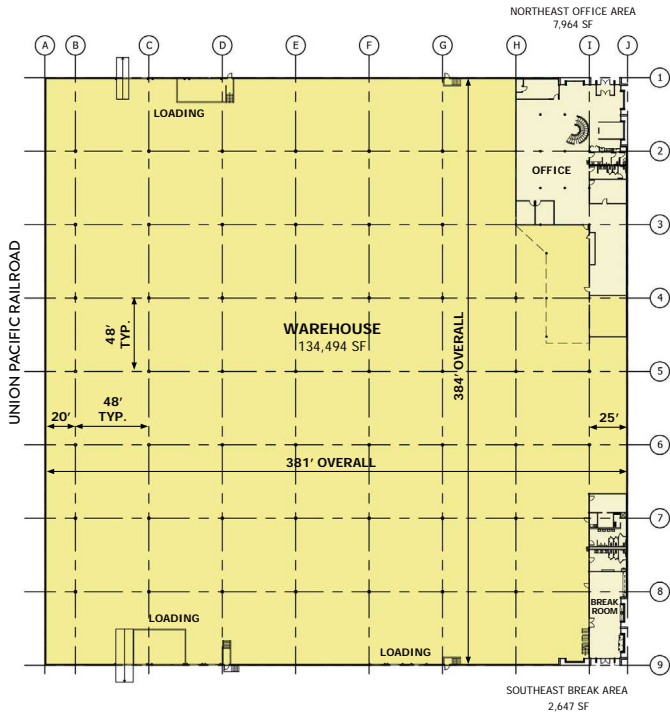


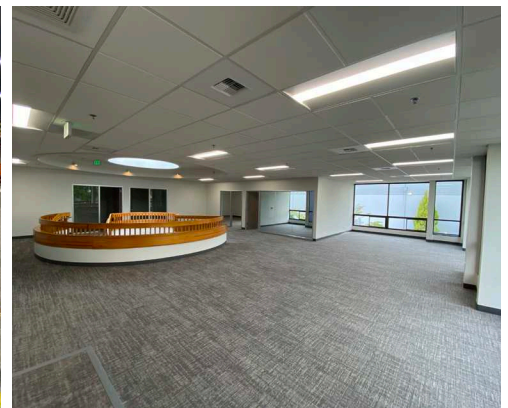
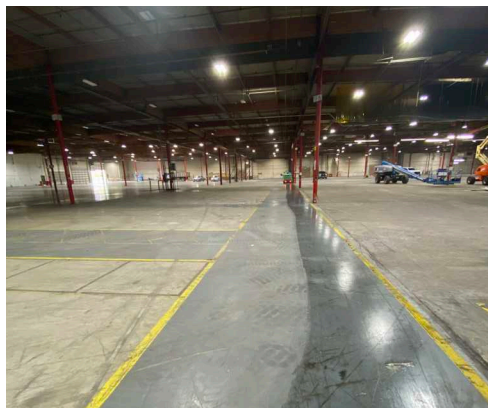
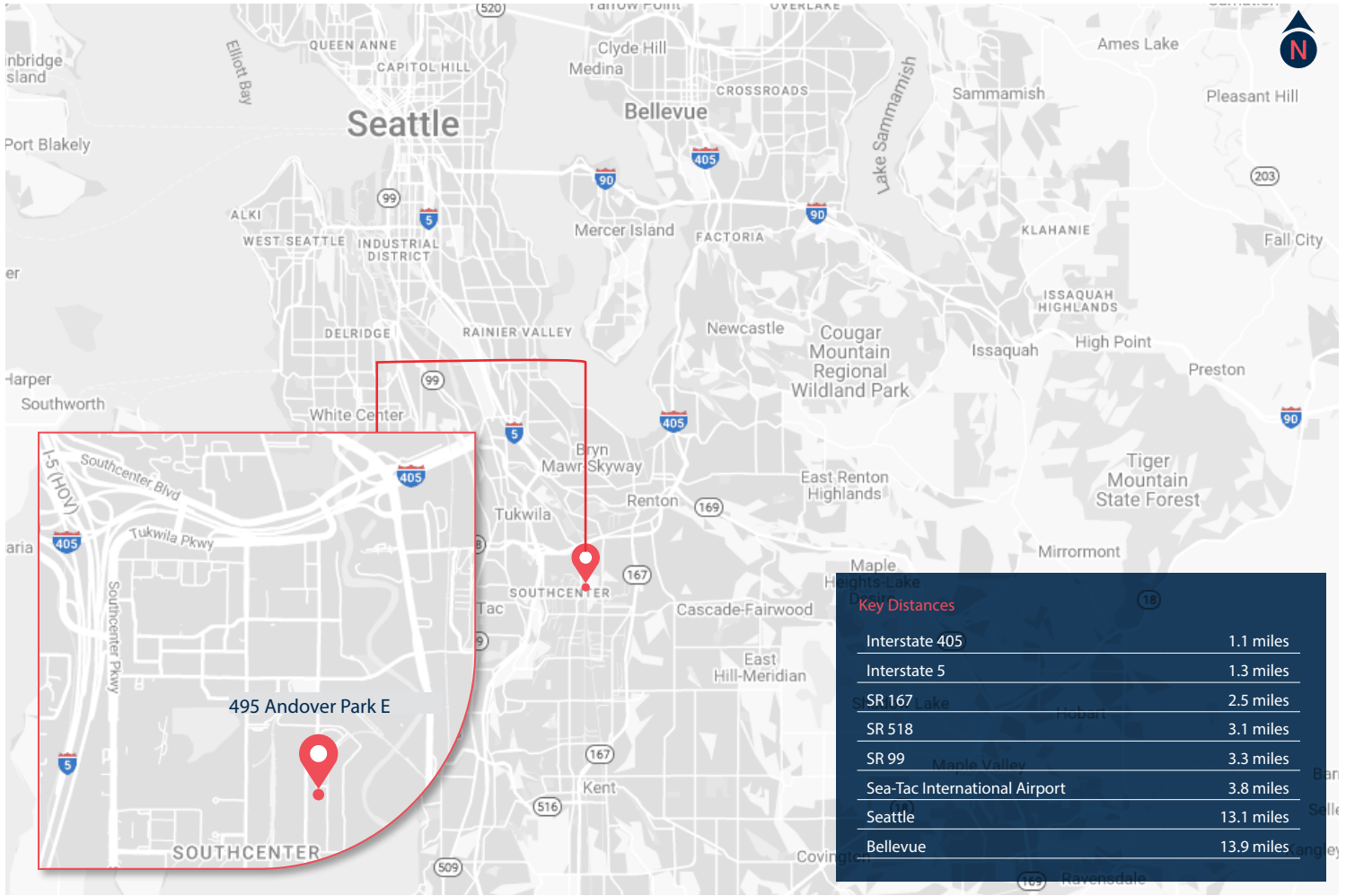
SITE AREA	
In S.F.	255,413 sq. ft.
In Acres	5.86 ac
BUILDING AREA	
Ground Level WH	134,474 sq. ft.
Ground Level Office	7,964 sq. ft.
2nd Level office	2,974 sq. ft.
2nd Level storage	1,787 sq. ft.
TOTAL	148,565 sq. ft.
COVERAGE	61.7%
PARKING	
Auto	Up to 155 stalls

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







Contacts



Arie Salomon
 D 425.586.5636
 asalomon@nai-psp.com

Jeff Forsberg
 D 425.586.5610
 jforsberg@nai-psp.com

John Vernon
 D 425.586.5638
 jvernon@nai-psp.com



Tyler Solomon
 M 404.824.5064
 tyler.solomon@brookfieldproperties.com