

Colliers

STONEWAY ROOFING SUPPLY

For Lease

±11,932 SF Office/Showroom & Warehouse on 1.66 Acres

Talor Okada

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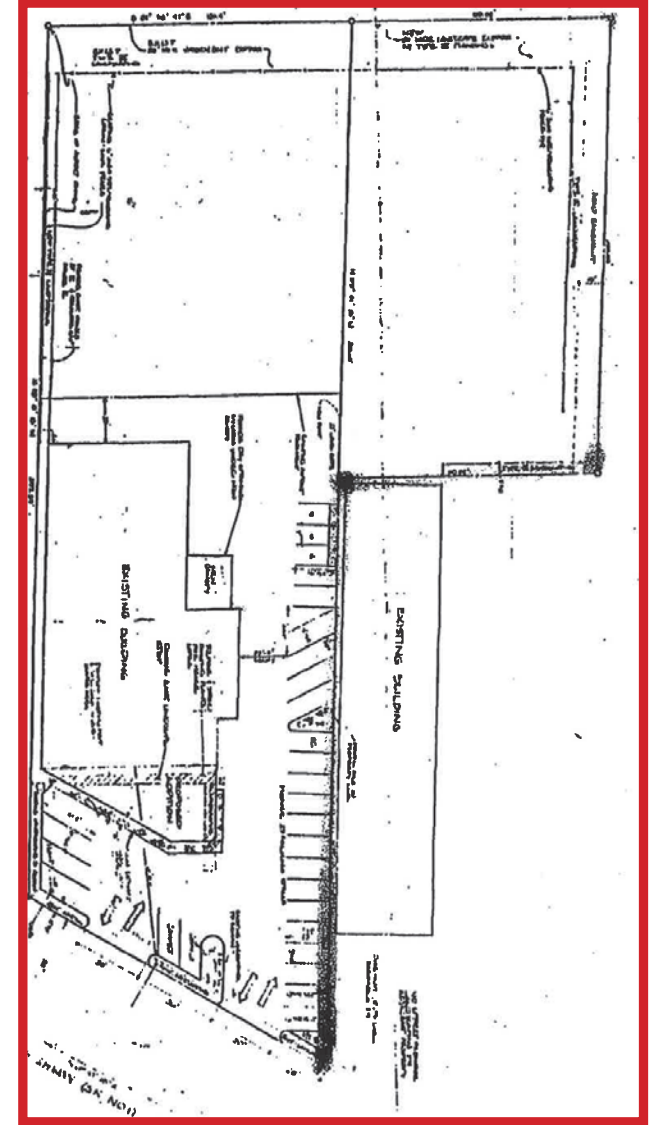
Colliers

11225 SE 6th St., Ste 240
Bellevue, WA 98004
colliers.com

19020 Hwy 99, Lynnwood, WA 98036

Property Details

- Building SF: ±11,932 SF (7,100 SF showroom, 4,320 SF warehouse and 512 SF mezzanine)
- Total lot area: 1.66 acres (zoned General Commercial – City of Lynnwood)
- Office/showroom buildout: 4 private offices, 1 conference room, 2 restrooms, breakroom with kitchenette, and open showroom with sales counter
- Loading doors: 3 grade level doors (two 12' x 14' & one 12'x12')
- Warehouse clear height: 14'-16' (fully sprinklered)
- Adjacent yard: ±11,000 SF may be available for lease
- Available: March 1, 2025 (potentially sooner – inquire with listing brokers)
- Please call listing brokers for rates



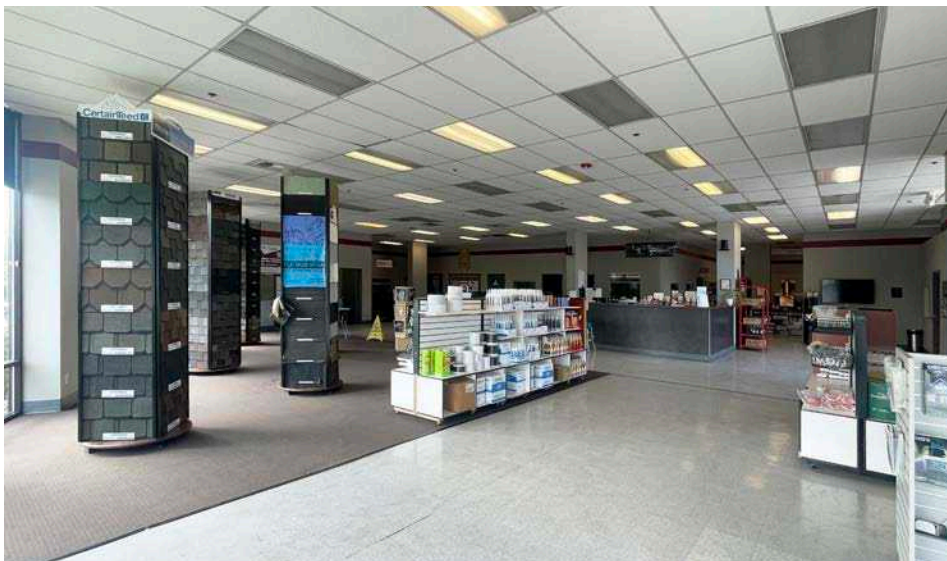
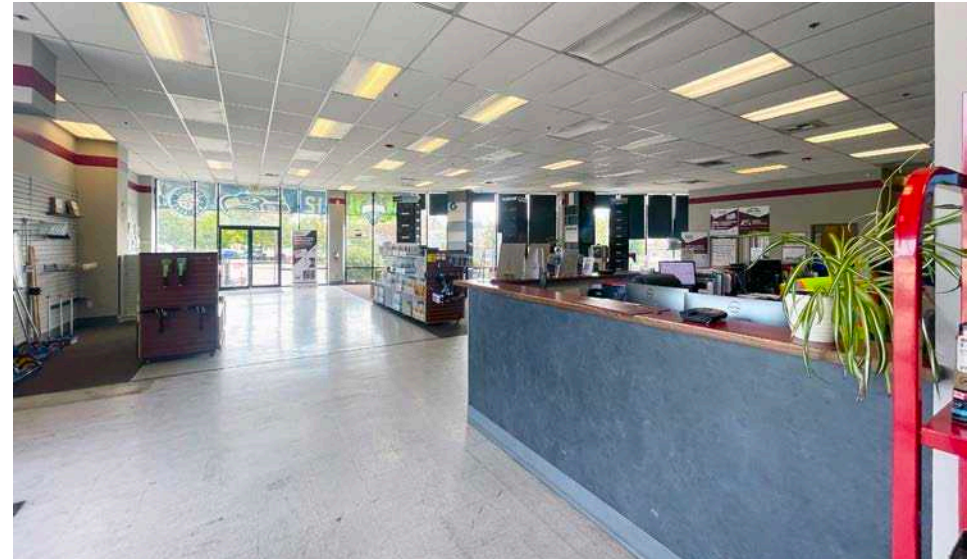
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Property Photos

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Location



Modoo
Korean Restaurant

Riconcito Peruano
Peruvian Cuisine

COSTCO
WHOLESALE

Papa Murphy's
TAKE 'N' BAKE PIZZA

Ladro ROASTING
FIVE GUYS BURGERS and FRIES
QDOBA MEXICAN EATS
MOD PIZZA
LAIFITNESS
Starbucks
Jersey Mike's SUBS

SAFeway

New Gangnam BBQ

Wendy's

Fred Meyer

RED LOBSTER
SEAFOOD • LIVE LOBSTERS

Olive Garden

Chick-fil-A

McDonald's

WHOLE FOODS
MARKET

TRADER JOE'S

TACO BELL

Applebee's
GRILL & BAR

IHOP

Starbucks

Alderwood Mall

NORDSTROM ★ **macy's** **CHIPOTLE**

AMC THEATRES **jamba** **CINNABON**

The Cheesecake Factory **DAVE & BUSTERS** **See's CANDIES** **Auntie Anne's**

P.F. CHANG'S CHINA BISTRO **24 FITNESS** **CHARLEYS** CHEESESTEAKS • WINGS

Blazing Onion **YAMADA EXPRESS JAPANESE KITCHEN** **Starbucks** **emerald city smoothies** **Bath & Body Works**

JCPenney **CallBurger** **H&M** **ZARA**



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