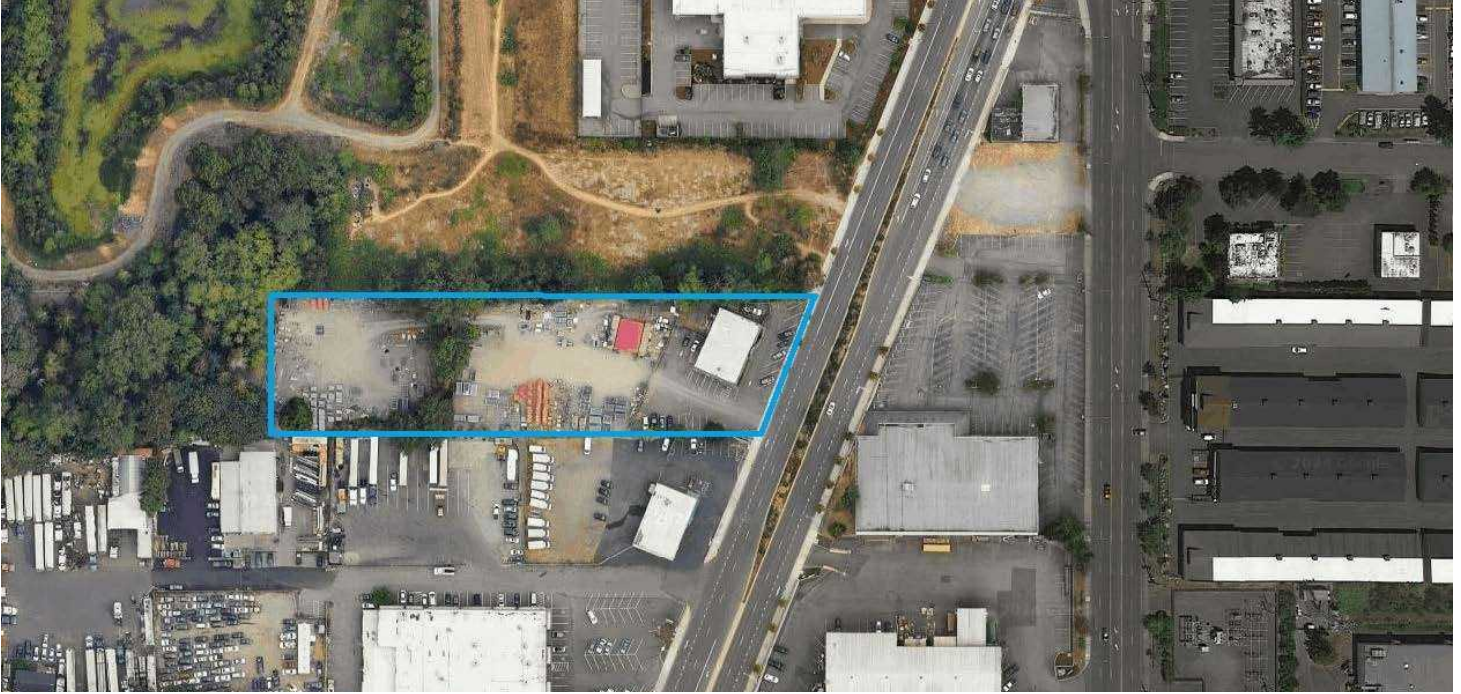


FOR LEASE

FEDERAL WAY YARD WITH OFFICE

34211 Pacific Hwy S, Federal Way, WA 98003



OFFERING SUMMARY

Lease Rate: \$21,000 per month (NNN)

NNN Est.: \$3,773.21/month

Yard Size: 2.19 AC (95,500 SF)

Office Size: 3,952 SF

Zoning: Commercial Enterprise (CE)

Parcel #: 202104-9053

PROPERTY OVERVIEW

The offering consists of 3,952 SF office building with paved parking around it and approximately 2.19 Acres of graveled and fenced yard space (usable area to be verified).

Central location for any business with frontage on Pacific Highway South. Site is located within one mile of the Hwy 18/I-5 interchange and is within proximity to freeways, Port of Tacoma, retail, services etc.

Commercial Enterprise zoning allows for a variety of uses including contractor's yard for storage of commercial equipment, vehicles, bulk building materials; Sales, rental, leasing facilities for vehicles, trucks, boats, trailers, motorcycles, equipment, outdoor storage containers; and many more. [Click here to access Federal Way Municipal Code's list of permitted uses.](#)

The yard and office are divisible.

Vladimir Olyanich

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Bob Fredrickson, CCIM

206.595.7232

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**COLDWELL BANKER
COMMERCIAL**
DANFORTH

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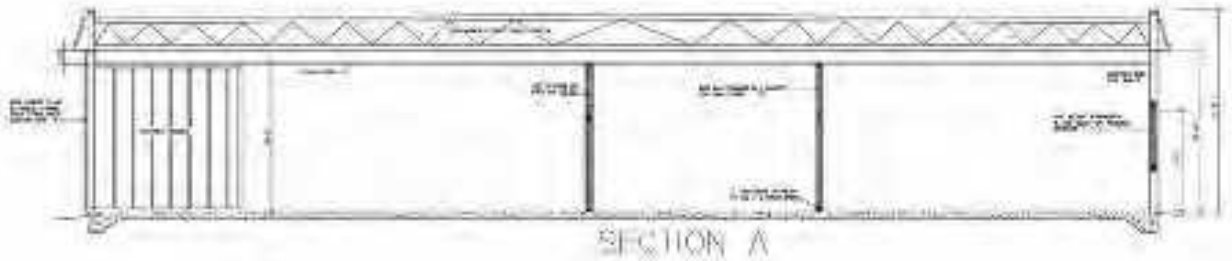


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FLOOR PLAN

34211 PACIFIC HWY SOUTH
FEDERAL WAY, WA 98003
GRAHAM REAL VENTURES

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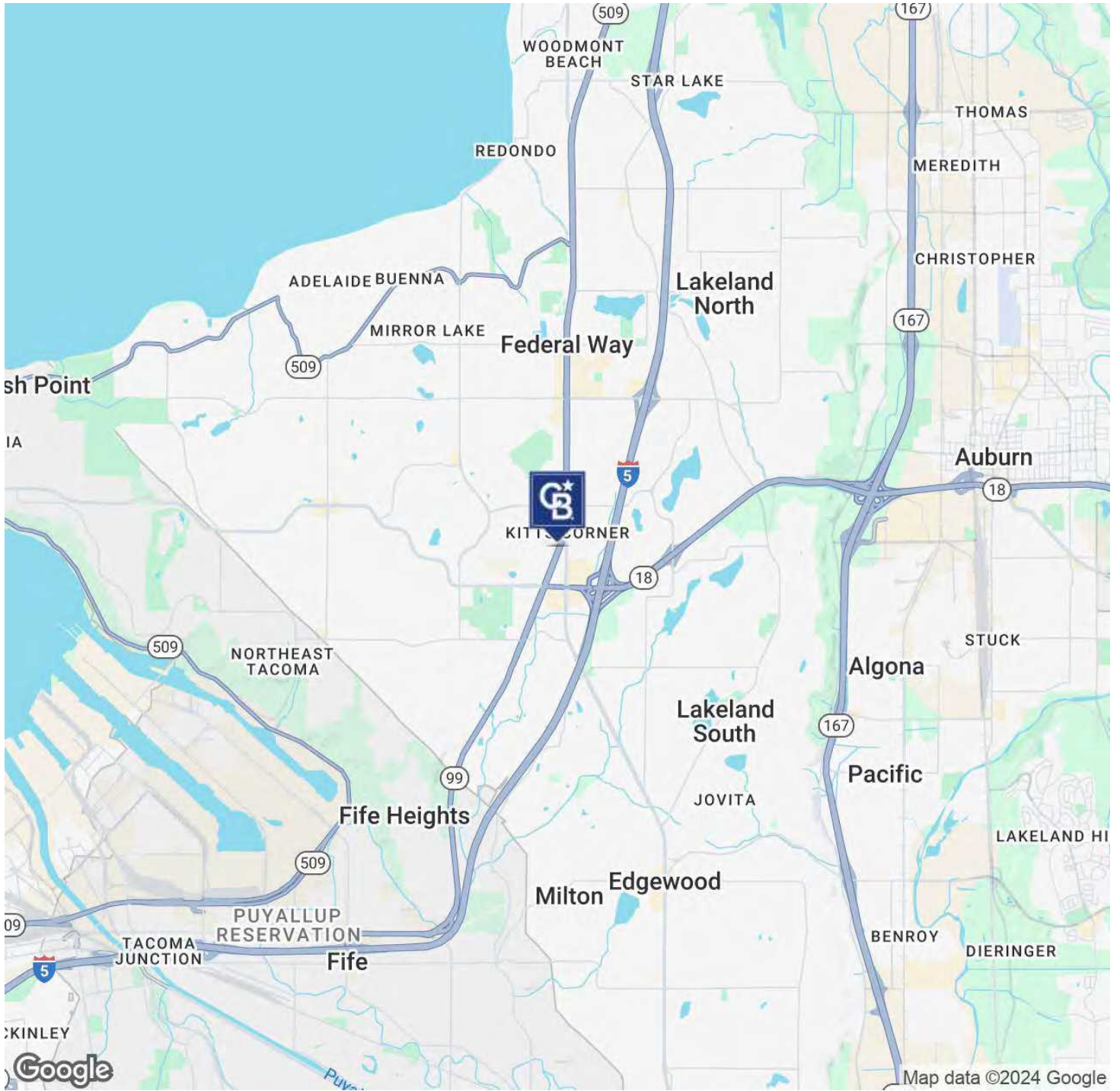


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