

Colliers

STONEWAY ROOFING SUPPLY

For Lease

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

Talor Okada

Executive Vice President
+1 425 492 5145
Talor.Okada@colliers.com

Jack Dennis

Associate
+1 206 353 3912
Jack.Dennis@colliers.com

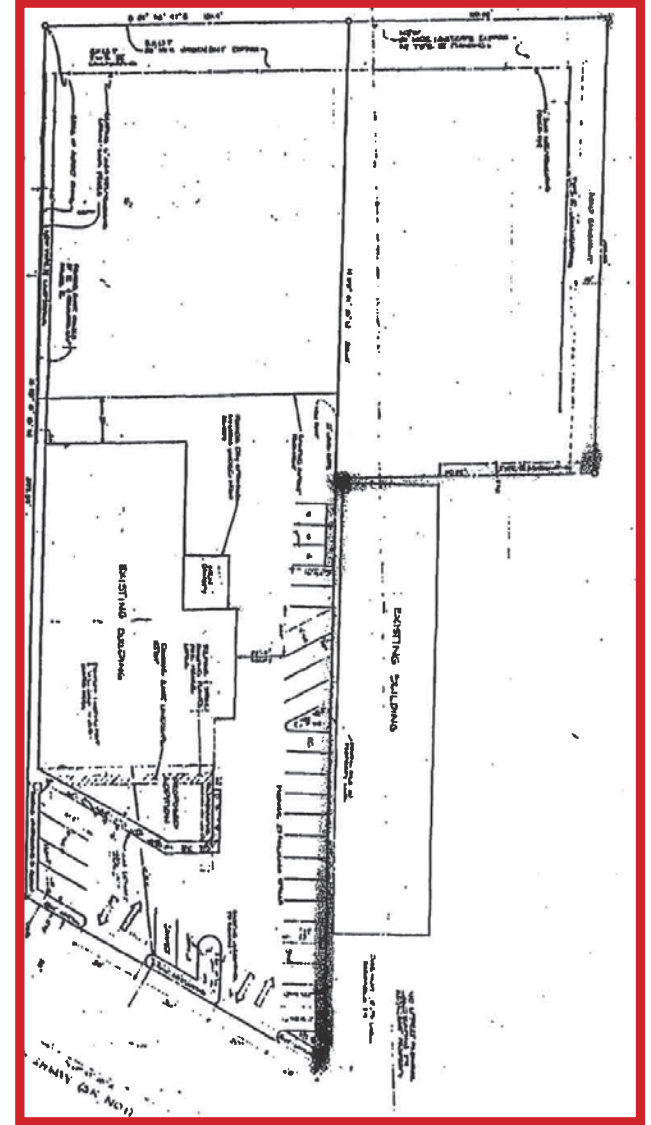
Colliers

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: four private offices, one conference room, two restrooms, breakroom with kitchenette, and open showroom with sales counter
- Loading doors: three 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: April 1, 2025 (potentially sooner – inquire with listing brokers)
- Please call listing brokers for rates



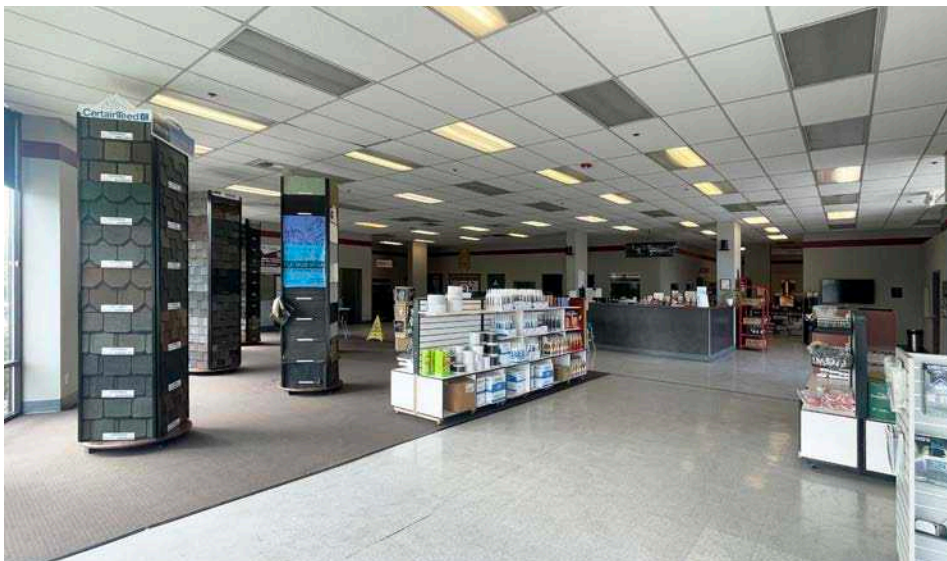
Talor Okada
Executive Vice President
+1 425 492 5145
Talor.Okada@colliers.com

Jack Dennis
Associate
+1 206 353 3912
Jack.Dennis@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Property Photos

19020 Hwy 99, Lynnwood, WA 98036



Talor Okada
Executive Vice President
+1 425 492 5145
Talor.Okada@colliers.com

Jack Dennis
Associate
+1 206 353 3912
Jack.Dennis@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



Talor Okada
Executive Vice President
+1 425 492 5145
Talor.Okada@colliers.com

Jack Dennis
Associate
+1 206 353 3912
Jack.Dennis@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

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

Chick-fil-A

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**



Talor Okada
Executive Vice President
+1 425 492 5145
Talor.Okada@colliers.com

Jack Dennis
Associate
+1 206 353 3912
Jack.Dennis@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.