

FOR LEASE

CRICO BUILDING

*21,669 SF Warehouse/Office Available
in Frylands Industrial Park*

16761 146TH STREET SE | MONROE, WA

KIDDER.COM

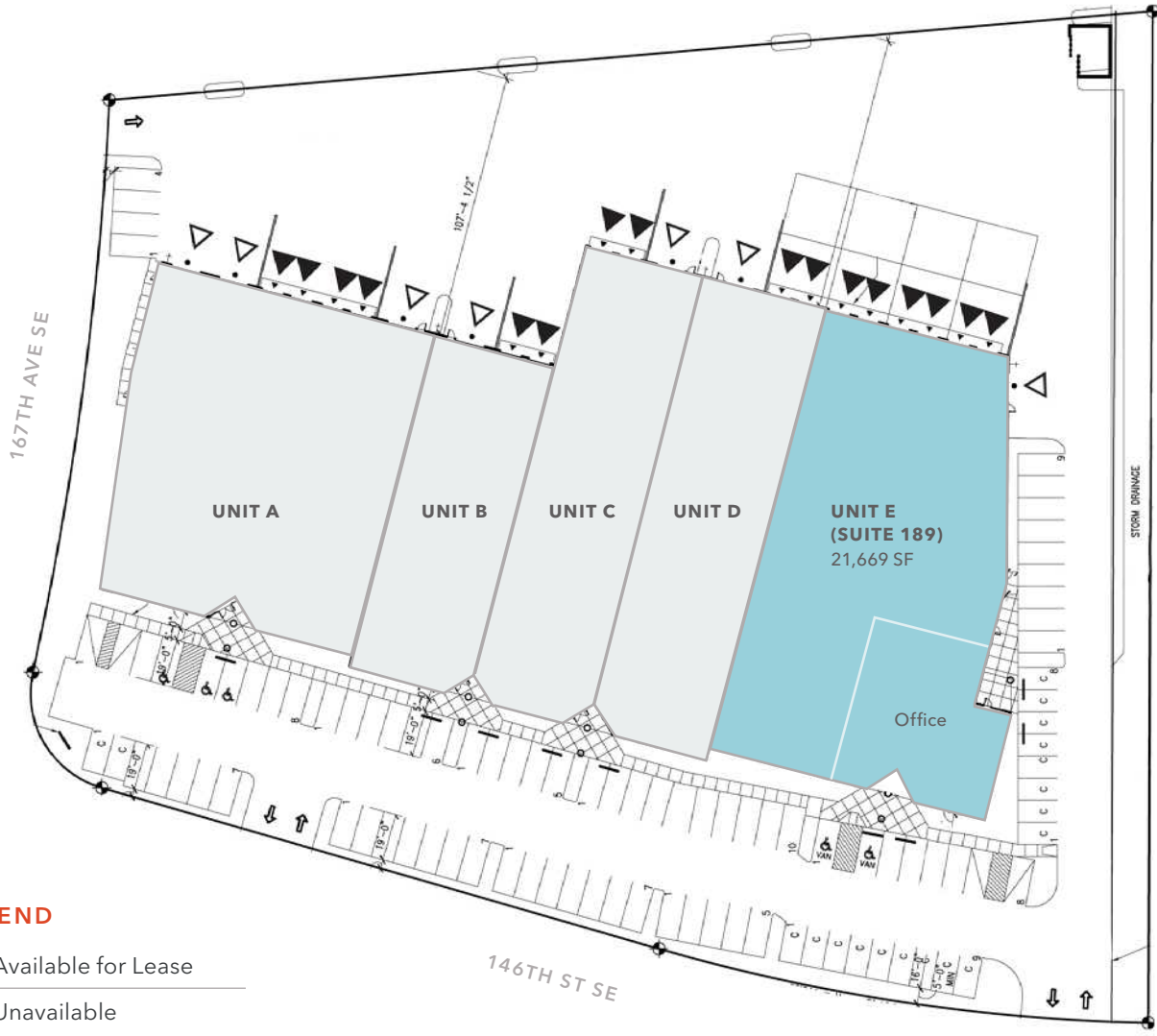
 Kidder
Mathews



PROPERTY FEATURES

ADDRESS	16761 146th Street SE Suite 189 Monroe, WA
AVAILABLE SF	21,669 SF
OFFICE	4,454 SF
WAREHOUSE	17,215 SF
LOADING	1 grade-level 6 dock-high doors (4 with dock levelers)
CLEAR HEIGHT	24'
PARKING RATIO	End cap with 2.0/1,000 SF
LEASE RATES	\$1.05/SF warehouse, NNN \$2.10/SF office, NNN
NNN	2024 NNNs estimated @ \$0.28/SF
POWER	400 amps with 480v 3-phase to the space
COMMENTS	<ul style="list-style-type: none"> • Additional heat in warehouse • Short walk to Lake Tye Park and amenities • Local, responsive landlord

SITE PLAN



LEGEND

- Available for Lease
- Unavailable

21,669 SF

UNIT E TOTAL

17,215 SF

UNIT E WAREHOUSE

4,454 SF

UNIT E OFFICE

\$1.05/SF

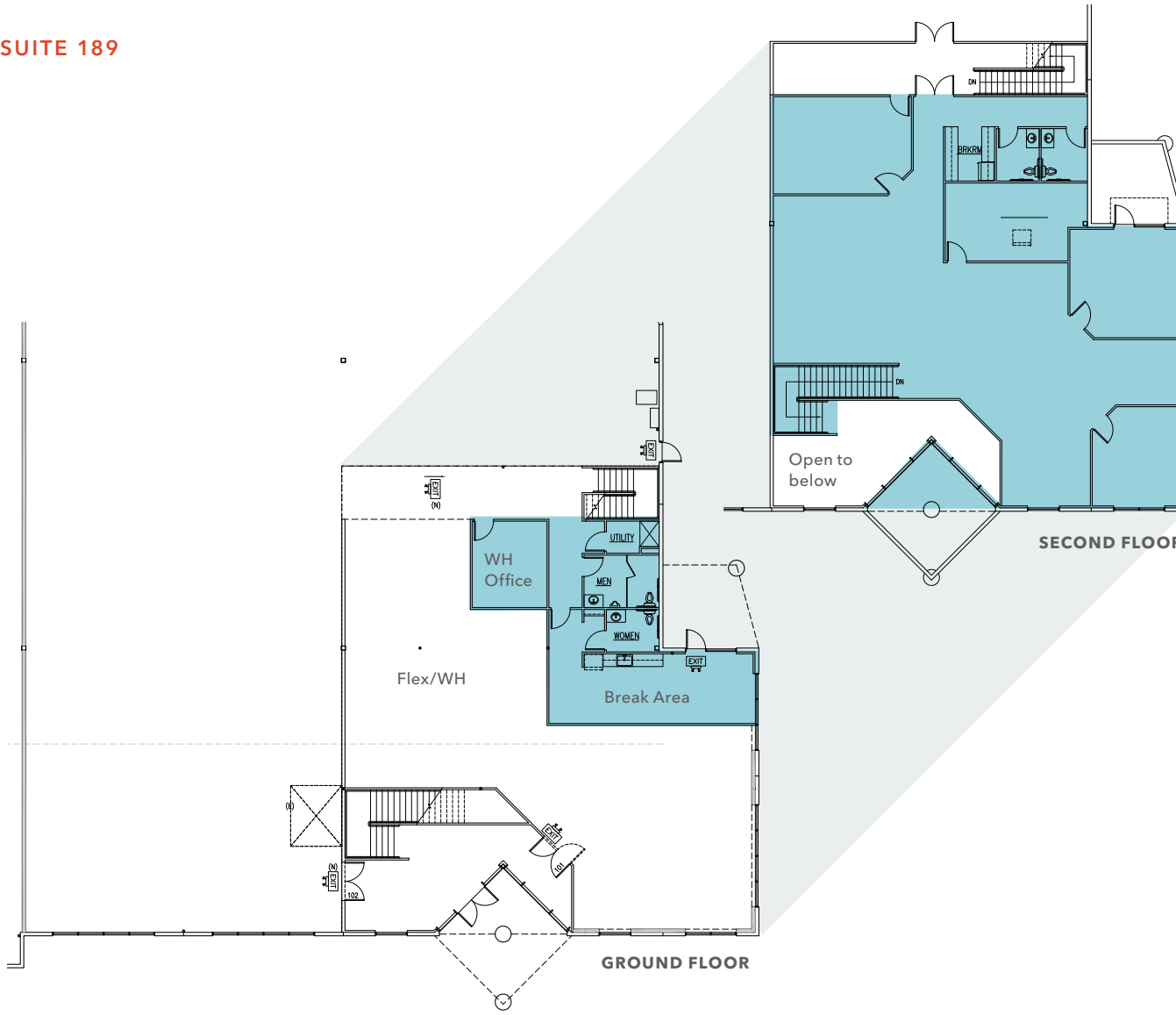
WAREHOUSE

\$2.10/SF

OFFICE

OFFICE FLOOR PLAN

SUITE 189



21,669 SF

TOTAL AVAILABLE

17,215 SF

WAREHOUSE

4,454 SF

OFFICE

\$1.05/SF

WAREHOUSE RATE

\$2.10/SF

OFFICE RATE

NOW

AVAILABLE

CRICO BUILDING



DRIVE
TIMES

18 MIN

TO EVERETT

40 MIN

TO SEATAC

60 MIN

TO TACOMA

CRICO
BUILDING

FIRST AIR FIELD

EVERGREEN SPEEDWAY

EVERGREEN HEALTH
MONROE MEDICAL CTR



CRICO BUILDING

Exclusively leased by

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KIDDER.COM

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