

FOR LEASE

CRICO BUILDING

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



16761 146TH STREET SE | MONROE, WA

KIDDER.COM

km 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 @ \$0.305/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



21,669 SF

UNIT E TOTAL

17,215 SF

UNIT E WAREHOUSE

4,454 SF

UNIT E OFFICE

\$1.05/SF

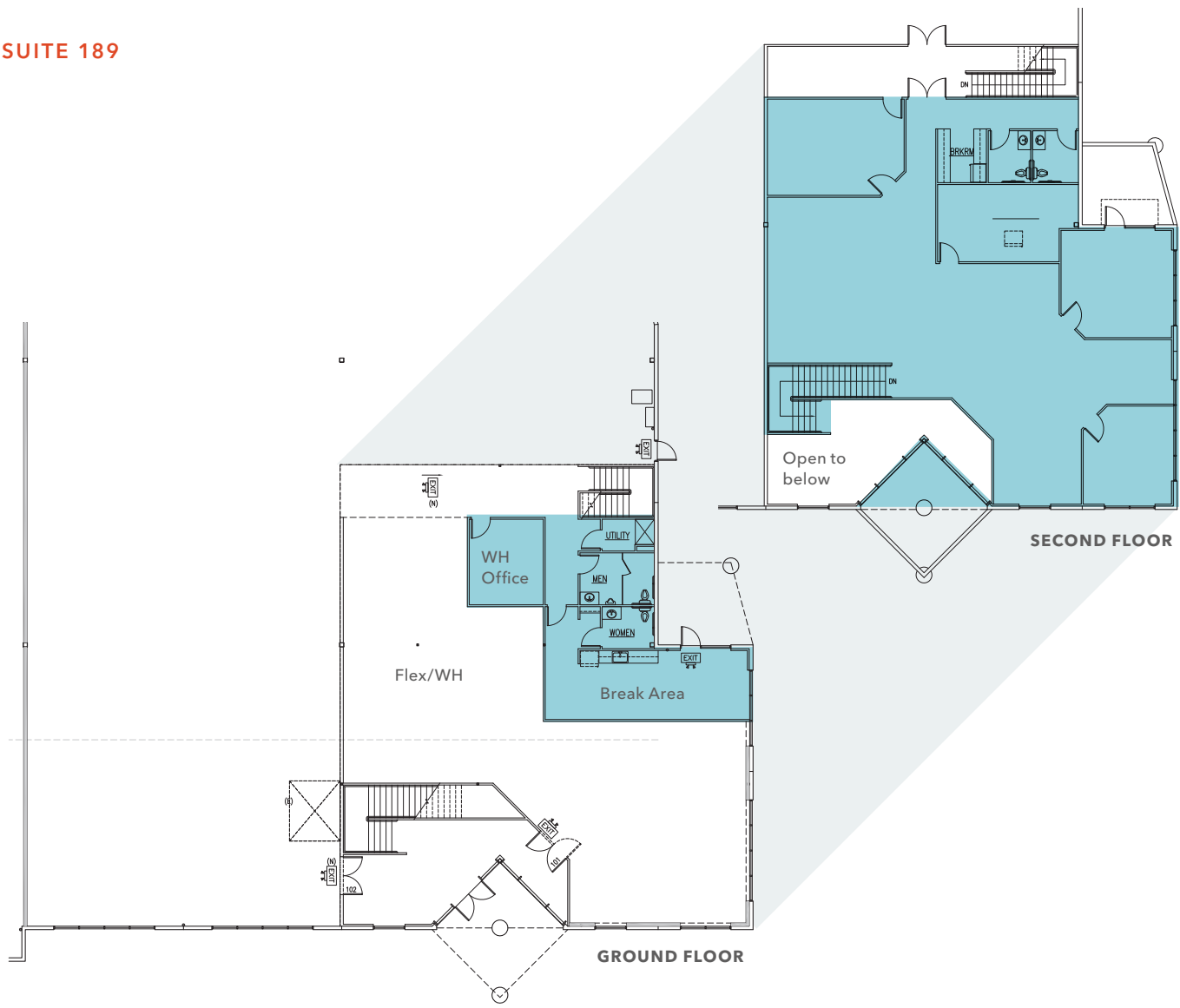
WAREHOUSE

\$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

Exclusively leased by

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