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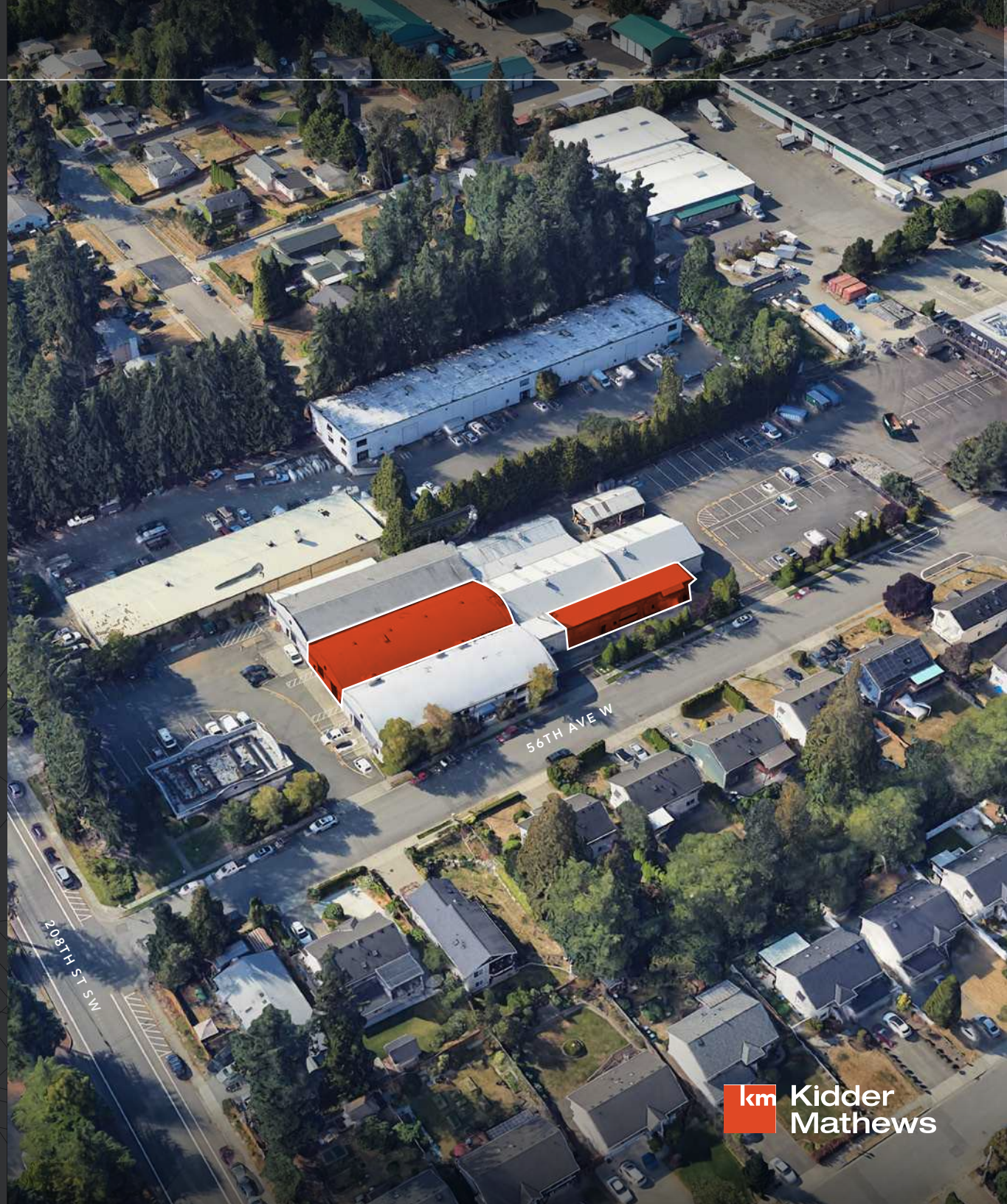
LYNNWOOD INDUSTRIAL WAREHOUSE

*6,000 SF of Warehouse
and 2,000 SF of Dead
Storage Available
in Lynnwood, WA*

20630 56TH AVE W

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LYNNWOOD INDUSTRIAL WAREHOUSE

Property Highlights

6,000 SF warehouse space

2,000 SF dead storage space

Clear span warehouse

Rare dock and grade loading

Central Lynnwood location

Quick access to I-5 and I-405 via the full interchanges at 196th St SW and 220th St SW



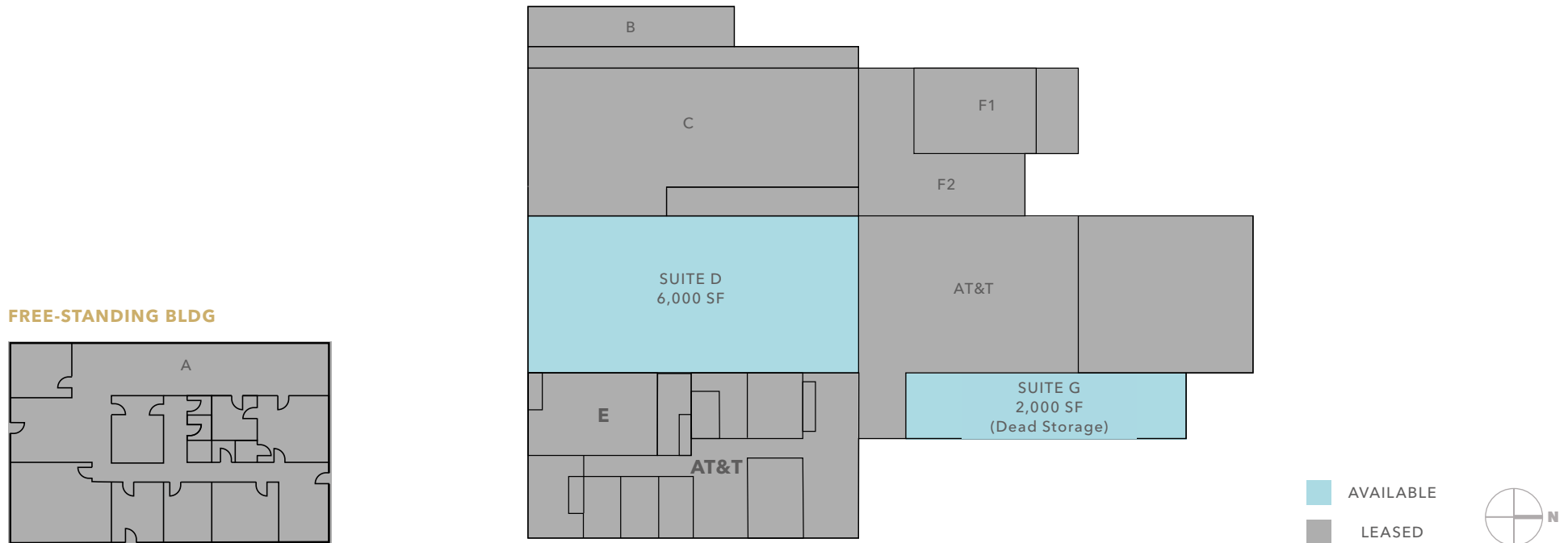
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SITE PLAN



FREE-STANDING BLDG

AVAILABILITIES

Suite	Lease Rate (SF/MO)	Size	Notes
Suite D	\$1.50 (\$9,000)	6,000 SF	Clear span, sprinklered, insulated, gas heat
Suite G	\$1.50 (\$3,000)	2,000 SF	Clear span, dead storage, grade doors, inside gated complex

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LYNNWOOD INDUSTRIAL WAREHOUSE



HWY 99 CORRIDOR		
SAFeway	TRADER JOE'S	Office DEPOT
CVS pharmacy	HOBBY LOBBY	BIG LOTS!
LAIFITNESS.	JOANN	Starbucks

ALDERWOOD MALL		
NORDSTROM	macys	JCPenney
KREI	POTTERYBARN	Apple
SEPHORA	LEGO	Cheesecake Factory
ANTHONY'S RESTAURANT	CHIP OTTE RESTAURANT	jamba

196TH ST SW CORRIDOR		
Fred Meyer	Starbucks	CHIP OTTE RESTAURANT
McDonald's	Olive Garden	PANDA EXPRESS
THE ROCK	Applebee's	SuperSupplements
RED LOBSTER	Wendy's	

Located near multiple amenity centers, with quick access to I-5 & I-405

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