

RARE SMALL-BAY WAREHOUSE

6116 211TH ST SW, LYNNWOOD, WA 98036

INDUSTRIAL FOR SUBLEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



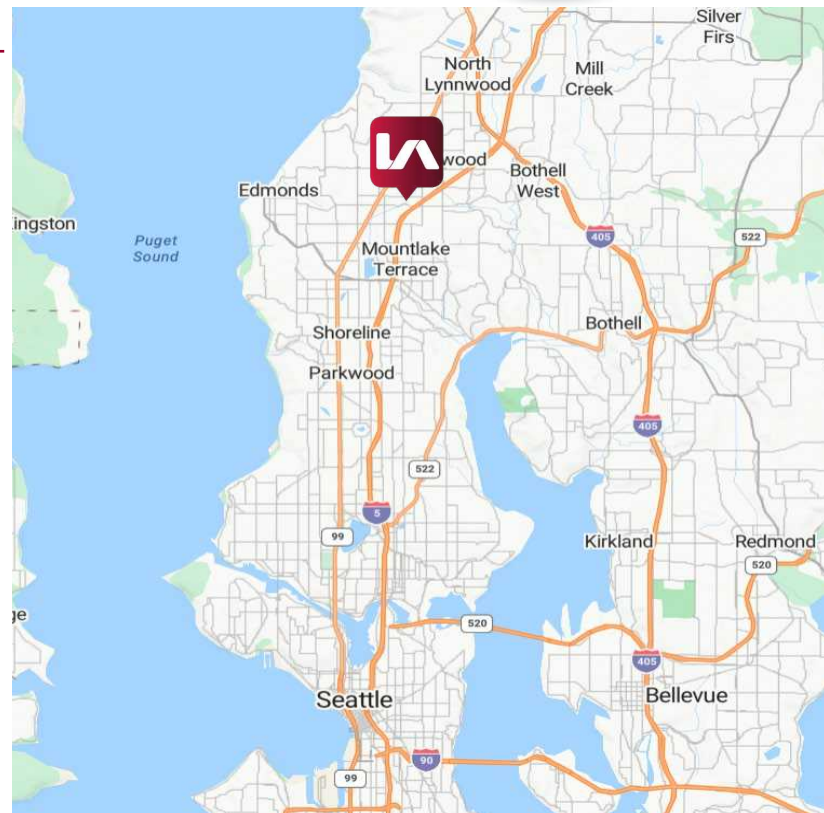
LISTING DETAILS

AVAILABLE SPACE:	<ul style="list-style-type: none">± 4,306 SF Total± 1,230 RSF Office± 3,147 RSF Warehouse
LEASE RATE:	\$1.00/SF / Month (Plus NNN)
LOADING DOORS:	<ul style="list-style-type: none">2 Oversized Grade-Level Doors (12' x 12')
CEILING HEIGHT:	<ul style="list-style-type: none">± 20' Clear Height
OTHER AMENITIES:	<ul style="list-style-type: none">Heavy Power

SUBLEASE DETAILS

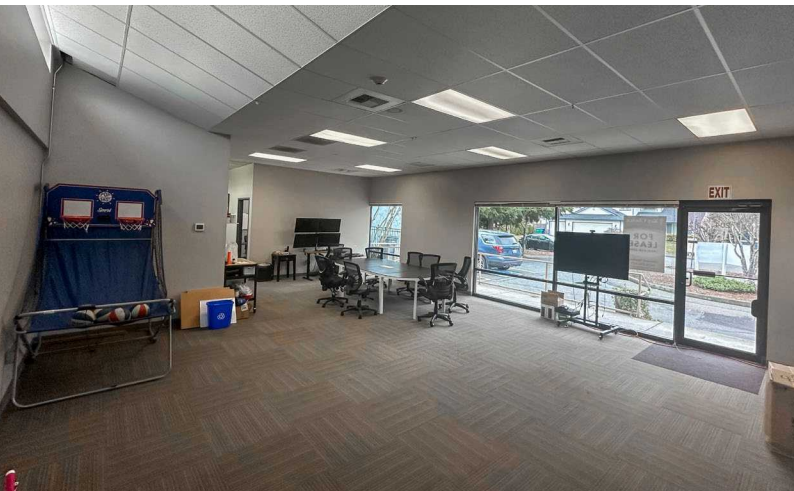
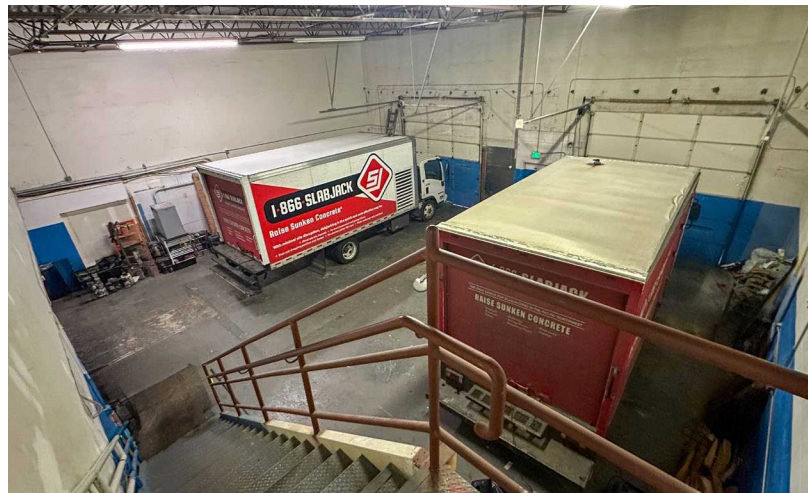
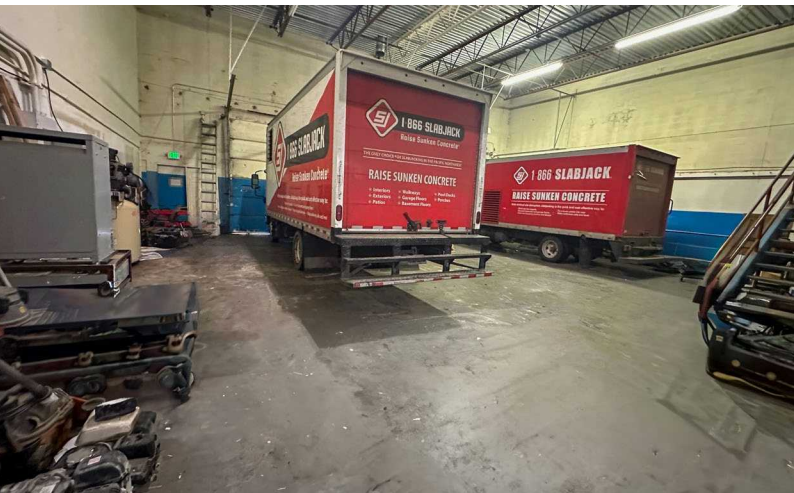
Prime small-bay warehouse with upstairs office, ideally situated in southern Lynnwood near Mountlake Terrace. Just blocks from I-5 and Highway 99, this location offers excellent transportation access, with freeway interchanges and the new Lynnwood Light Rail Station less than a mile away.

- Small secured yard and parking area
- Adjacent to the Interurban Trail
- Sublease term through 12/31/2025 (longer-term direct lease may be available)



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CONTACT

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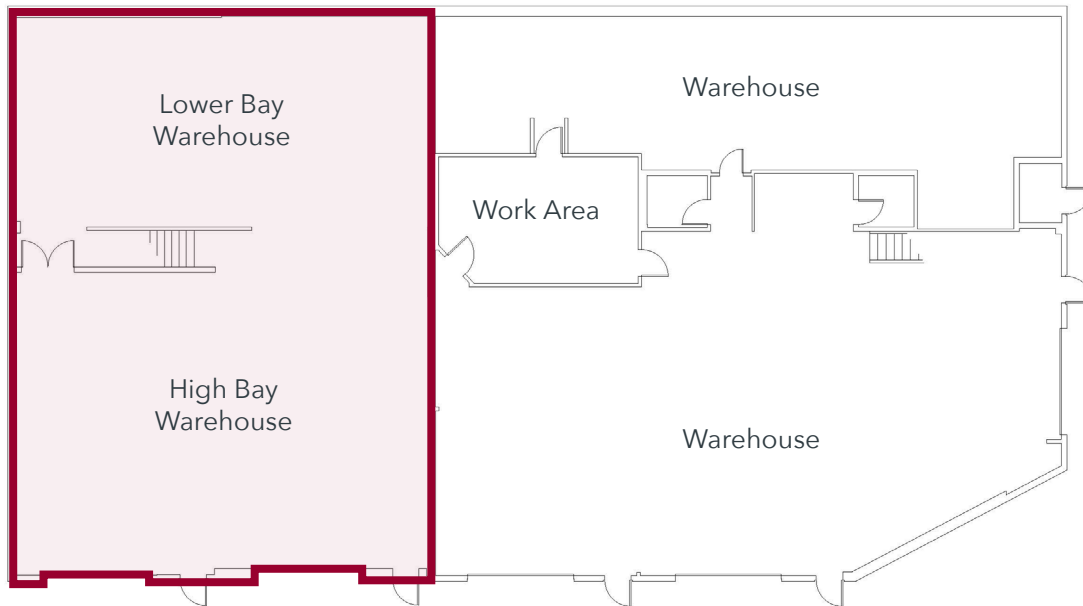
C 425.773.2687

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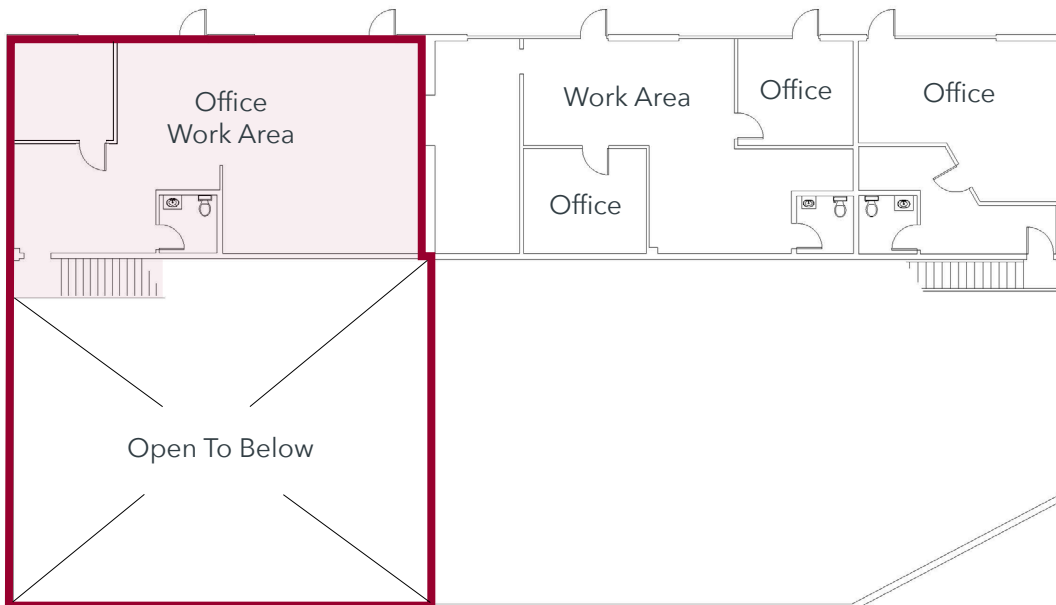
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GROUND LEVEL



MEZZANINE (ALSO WITH GROUND LEVEL ENTRANCE)



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