

RARE SMALL BAY WAREHOUSE FOR LEASE

# MUKILTEO SPEEDWAY WAREHOUSE

11524 MUKILTEO SPEEDWAY, MUKILTEO, WA 98275

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## AVAILABLE

<b>SUITE 101</b>	3,500 SF + No Charge Mezzanine
LOADING:	2 Grade-level doors (oversized)
<b>SUITE 102</b>	3,500 SF
LOADING:	2 Grade-level doors (oversized)
<b>SUITE 106</b>	3,500 SF
LOADING:	1 Grade-level door (oversized 16' x 14')

**SUITES 101 & 102** = 7,000 SF + No Charge Mezzanine

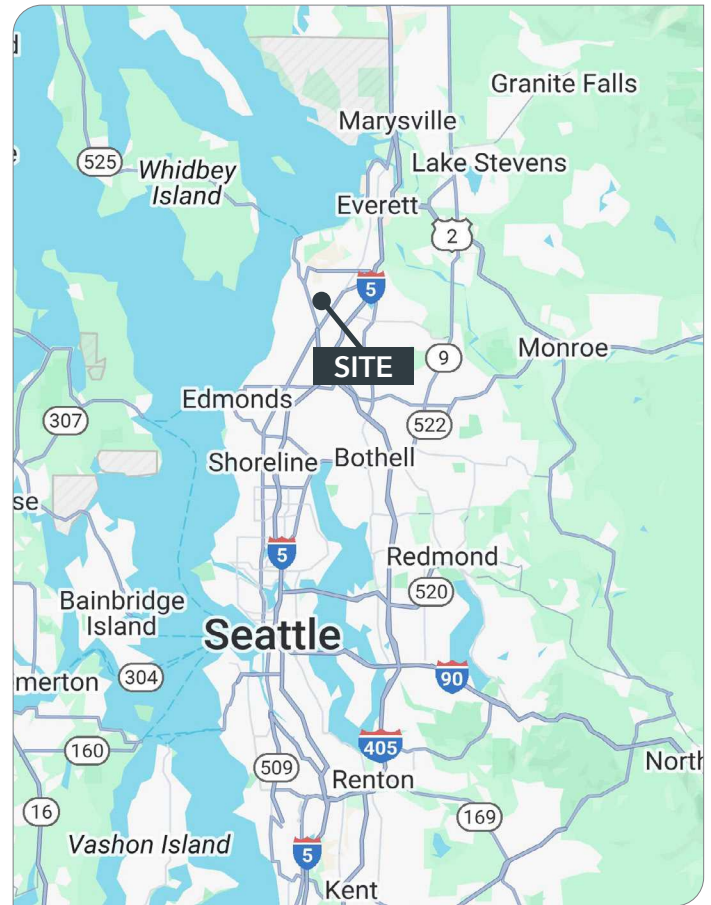
**SUITES 101, 102 & 106** = 10,500 SF + No Charge Mezzanine

## PROPERTY INFORMATION

- » Call Brokers for Rates
- » Clear Height - 16'
- » Flexible Floor Plans
- » Willing to demo office to accommodate Tenant's needs
- » Mukilteo Speedway Pylon Signage
- » Oversized grade-level loading doors

## PROPERTY HIGHLIGHTS

- » Local Ownership
- » Excellent location off Mukilteo Speedway with neighboring amenities and visibility and monument signage



## CONTACT

**Mason Cogle**

mcogle@lee-associates.com

C 425.681.8008

**Chris Peterson, SIOR, CCIM**

cpeterson@lee-associates.com

C 425.417.7983

**Ryan Aleinikoff**

raleinikoff@lee-associates.com

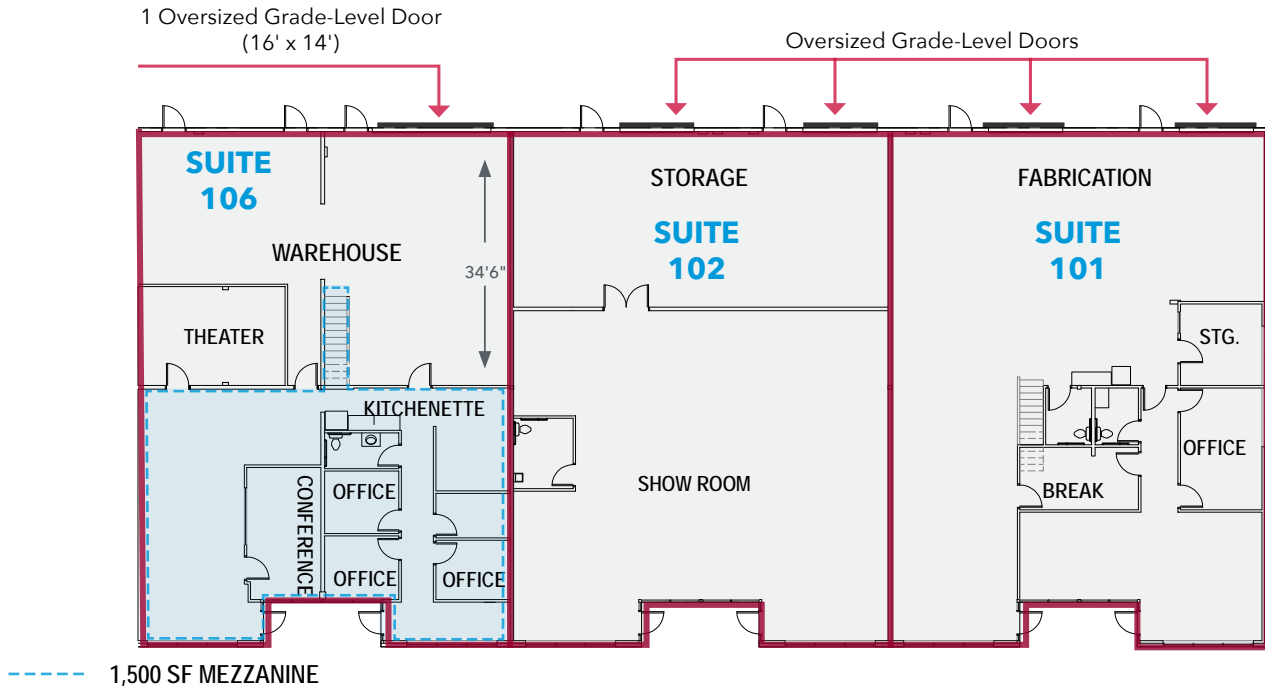
C 206.445.4912

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# MUKILTEO SPEEDWAY WAREHOUSE

11524 MUKILTEO SPEEDWAY, MUKILTEO, WA 98275

## FLOOR PLAN



### SUITE 101

**SIZE:** 3,500 SF + No Charge Mezzanine

**LOADING:** 2 Grade-level doors (oversized)

**AVAILABLE:** 08/01/2025

### SUITE 102

**SIZE:** 3,500 SF

**LOADING:** 2 Grade-level doors (oversized)

**AVAILABLE:** 08/01/2025

### SUITE 106

**SIZE:** 3,500 SF

**LOADING:** 1 Grade-level door (oversized 16' x 14')

**AVAILABLE:** 08/01/2025

### COMBINATION OPTIONS

#### SUITES 101 & 102

- » 7,000 SF + No Charge Mezzanine
- » 4 Grade Door s

#### SUITES 101, 102 & 106

- » 10,500 SF + No Charge Mezzanine
- » 5 Grade Doors

## CONTACT

**Mason Cogle**

mcogle@lee-associates.com

C 425.681.8008

**Chris Peterson, SIOR, CCIM**

cpeterson@lee-associates.com

C 425.417.7983

**Ryan Aleinikoff**

raleinikoff@lee-associates.com

C 206.445.4912

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# MUKILTEO SPEEDWAY WAREHOUSE

11524 MUKILTEO SPEEDWAY, MUKILTEO, WA 98275

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## PROPERTY PHOTOS



## CONTACT

**Mason Cogle**

mcogle@lee-associates.com

C 425.681.8008

**Chris Peterson, SIOR, CCIM**

cpeterson@lee-associates.com

C 425.417.7983

**Ryan Aleinikoff**

raleinikoff@lee-associates.com

C 206.445.4912

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

170 120th Ave NE, Suite 203 | Bellevue, WA 98005 | 425.454.4242 | lee-nw.com