



LYNNWOOD INDUSTRIAL PARK

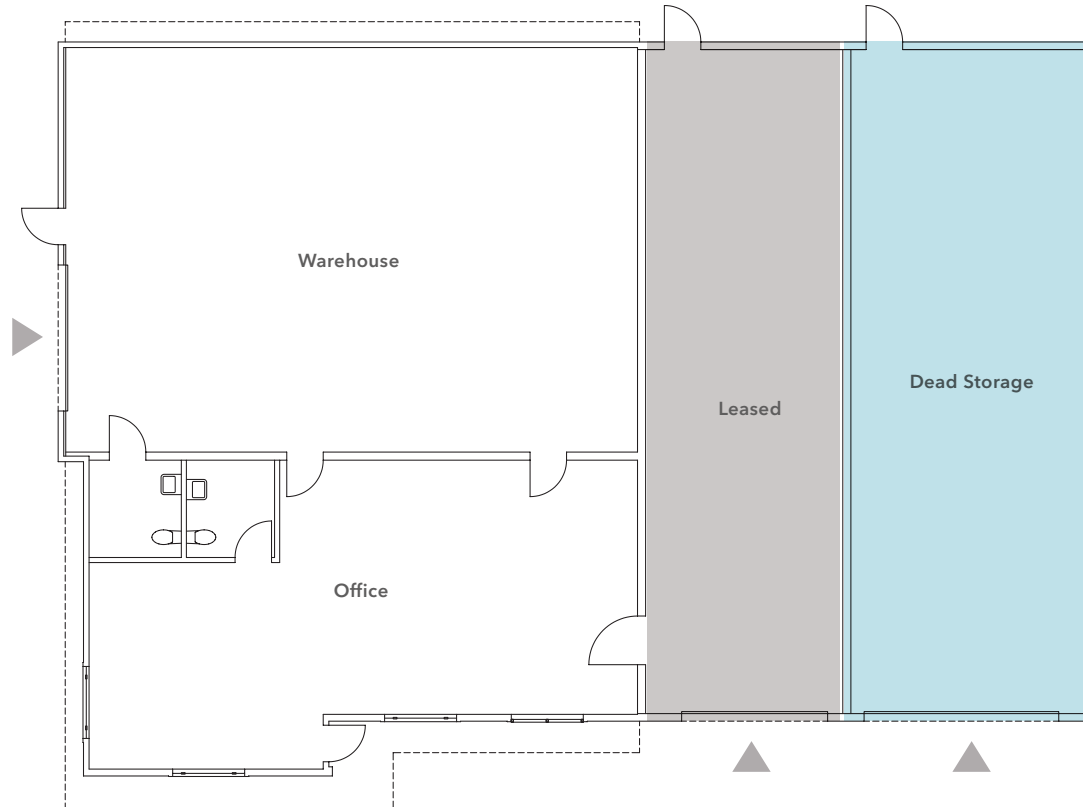
Hard to Find Small Industrial
Spaces For Lease 1,148 SF
to 12,637 SF

6321 204TH ST SW & 6324 202ND ST SW, LYNNWOOD, WA

FOR LEASE

Lynnwood Industrial Park

6321 204TH ST SW, LYNNWOOD, WA 98036



Building 1

1,148 SF available

DEAD storage space

ONE grade level door

\$1.50 PSF, NNN

\$0.36 PSF (est NNN)

MATTHEW HAGEN, SIOR
Executive Vice President
425.283.5782
matt.hagen@kidder.com

MATTHEW P. HENN
Executive Vice President
206.890.7800
matt.henn@kidder.com



 **GRADE LEVEL LOADING**

KIDDER.COM

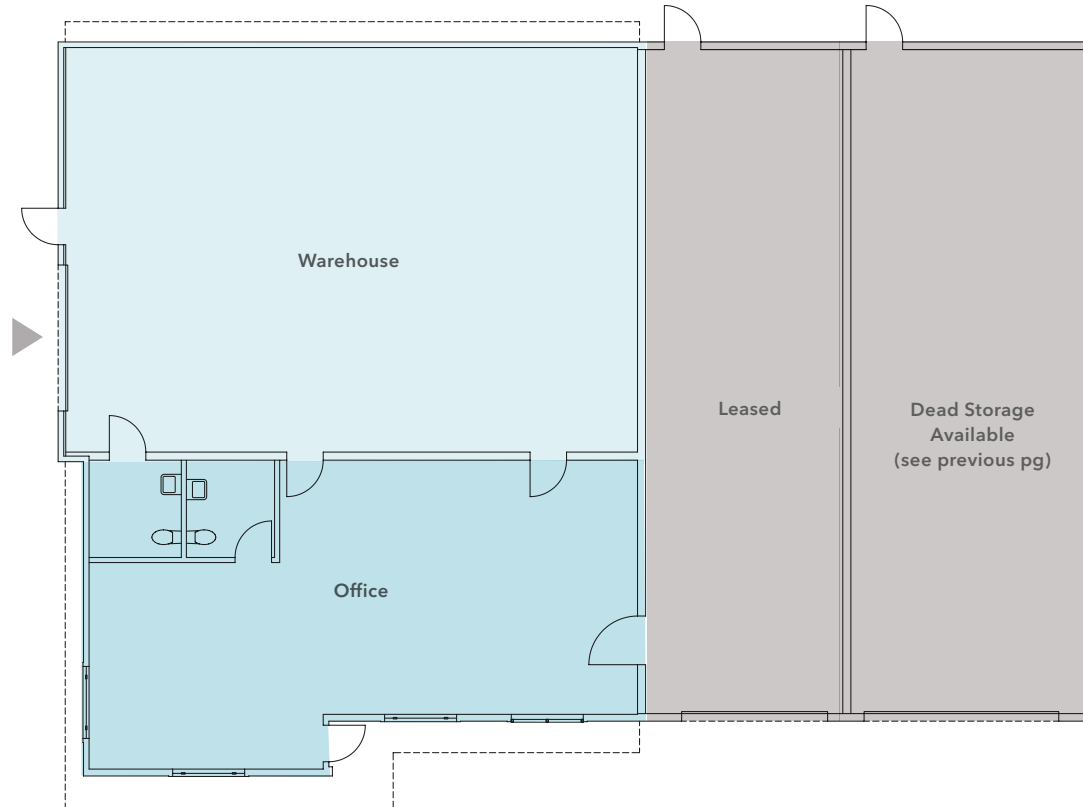
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR LEASE

Lynnwood Industrial Park

6321 204TH ST SW, LYNNWOOD, WA 98036



 **GRADE LEVEL LOADING**

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Building 1

2,987 SF available

WAREHOUSE 1,714 SF

OFFICE 1,278 SF

ONE grade level door

\$1.50 PSF, NNN

\$0.36 PSF (est NNN)

MATTHEW HAGEN, SIOR
Executive Vice President
425.283.5782
matt.hagen@kidder.com

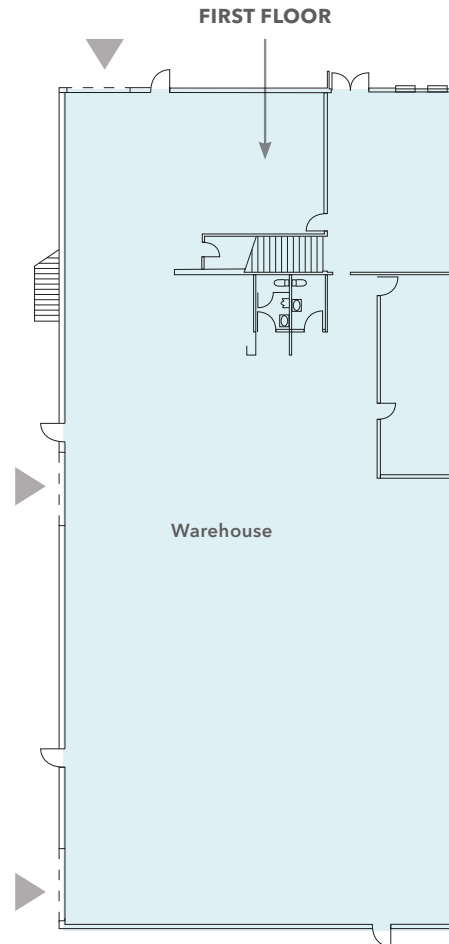
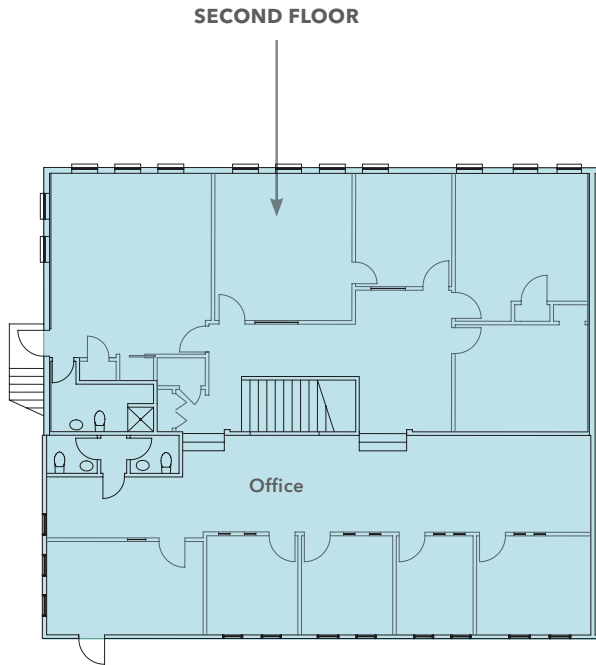
MATTHEW P. HENN
Executive Vice President
206.890.7800
matt.henn@kidder.com



FOR LEASE

Lynnwood Industrial Park

6323 204TH ST SW, LYNNWOOD, WA 98036



Building 2

12,637 SF available

OFFICE 3,546 SF

WAREHOUSE 9,093 SF

THREE grade level doors

\$1.25 PSF, NNN

\$0.32 PSF (est NNN)

MATTHEW HAGEN, SIOR
Executive Vice President
425.283.5782
matt.hagen@kidder.com

MATTHEW P. HENN
Executive Vice President
206.890.7800
matt.henn@kidder.com

N



GRADE LEVEL LOADING

KIDDER.COM

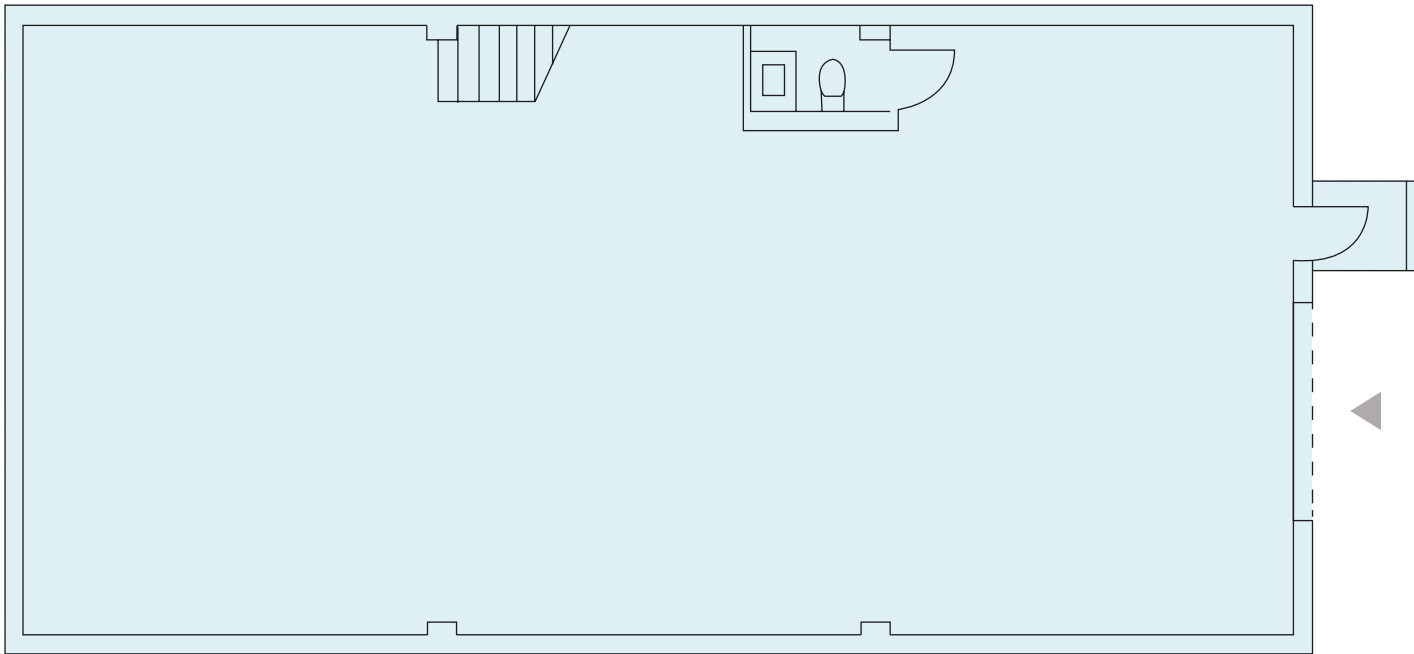
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR LEASE

Lynnwood Industrial Park

6327 204TH ST SW, LYNNWOOD, WA 98036



Building 4A

1,747 SF available

ONE grade level door

\$1.25 PSF, NNN

\$0.32 PSF (est NNN)

MATTHEW HAGEN, SIOR
Executive Vice President
425.283.5782
matt.hagen@kidder.com

MATTHEW P. HENN
Executive Vice President
206.890.7800
matt.henn@kidder.com

N



GRADE LEVEL LOADING

KIDDER.COM

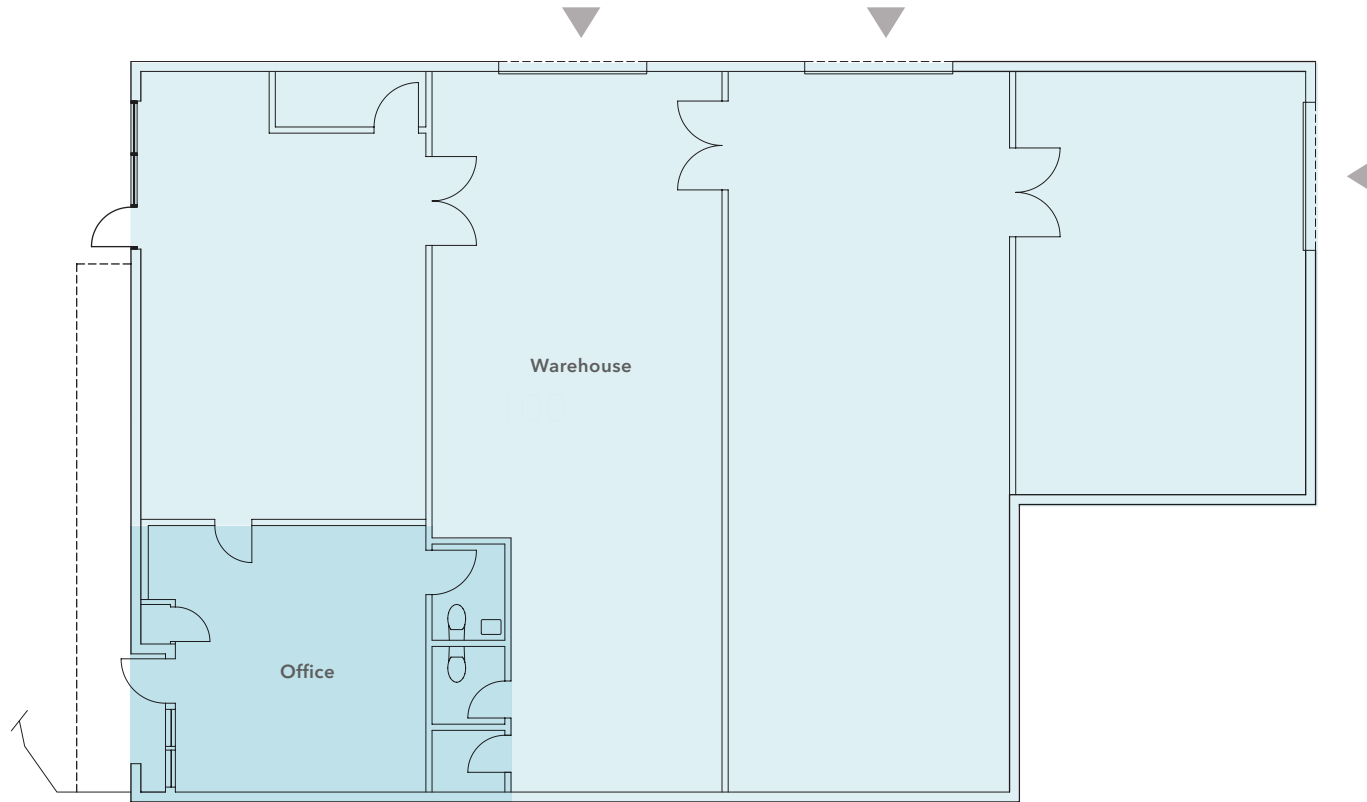
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR LEASE

Lynnwood Industrial Park

6327 204TH ST SW, LYNNWOOD, WA 98036



Building 4B

3,812 SF available

OFFICE 496 SF

WAREHOUSE 3,316 SF

THREE grade level doors

\$1.25 PSF, NNN

\$0.32 PSF (est NNN)

MATTHEW HAGEN, SIOR
Executive Vice President
425.283.5782
matt.hagen@kidder.com

MATTHEW P. HENN
Executive Vice President
206.890.7800
matt.henn@kidder.com

N



GRADE LEVEL LOADING

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

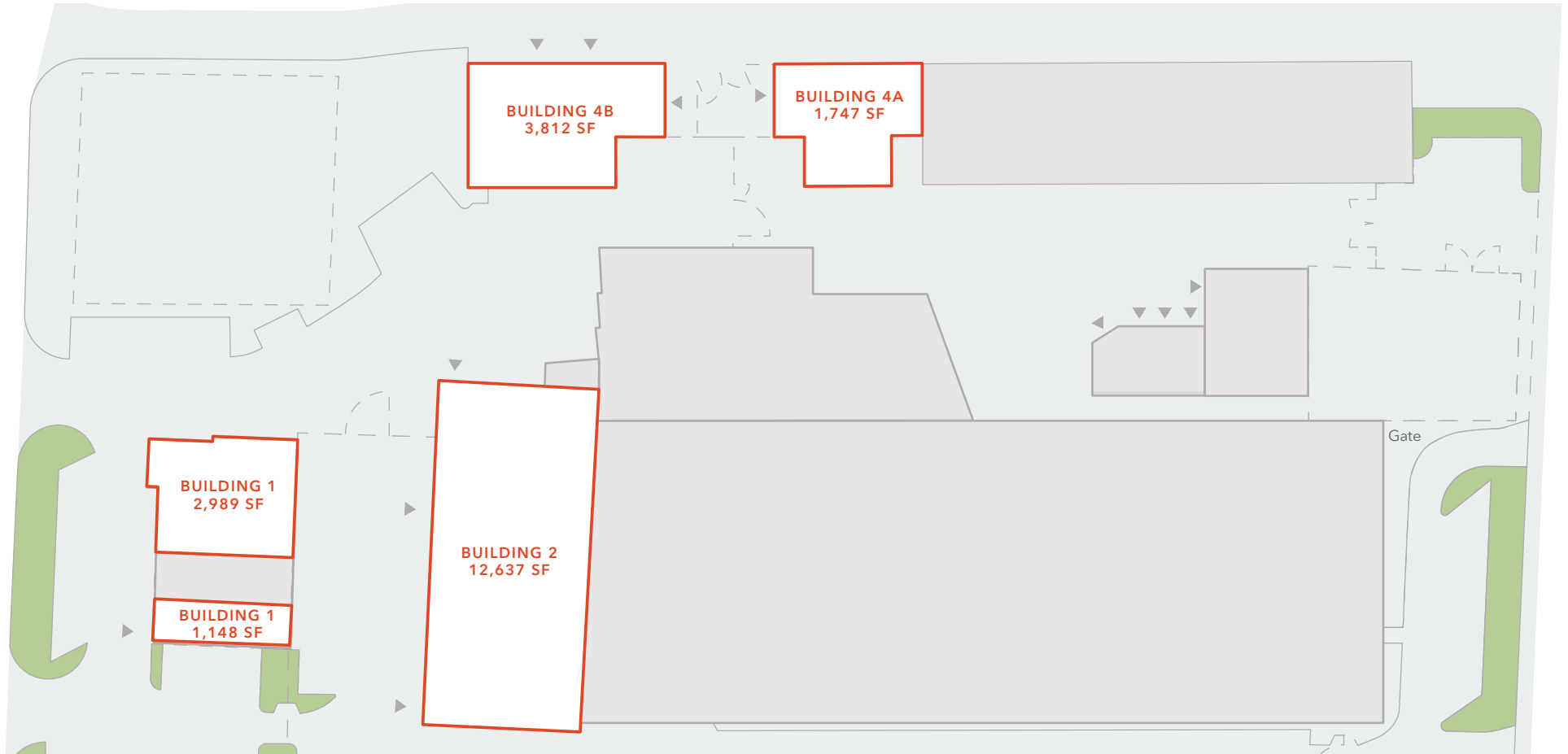


FOR LEASE

Lynnwood Industrial Park

LYNNWOOD, WA 98036

Site Plan



GRADE LEVEL LOADING



FENCE

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



FOR LEASE

Lynnwood Industrial Park

LYNNWOOD, WA 98036



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews