

FRYELANDS BUSINESS PARK

FOR LEASE | 169TH DR SE & TYE ST | MONROE, WA

SUITE 799
4,275 SF

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Fryelands Business Park provides exceptional trucking access, and is located where multiple highways converge to provide fast distribution options

Grade-level loading

Recently repainted building exterior

Resurfaced parking lots

Parking has over 2.8 stalls / 1,000 SF

High-image professional business park

Easy access to SR-522 and US Hwy 2

I-5, SR-9 access within 20 min drive via US Hwy 2 and SR-522

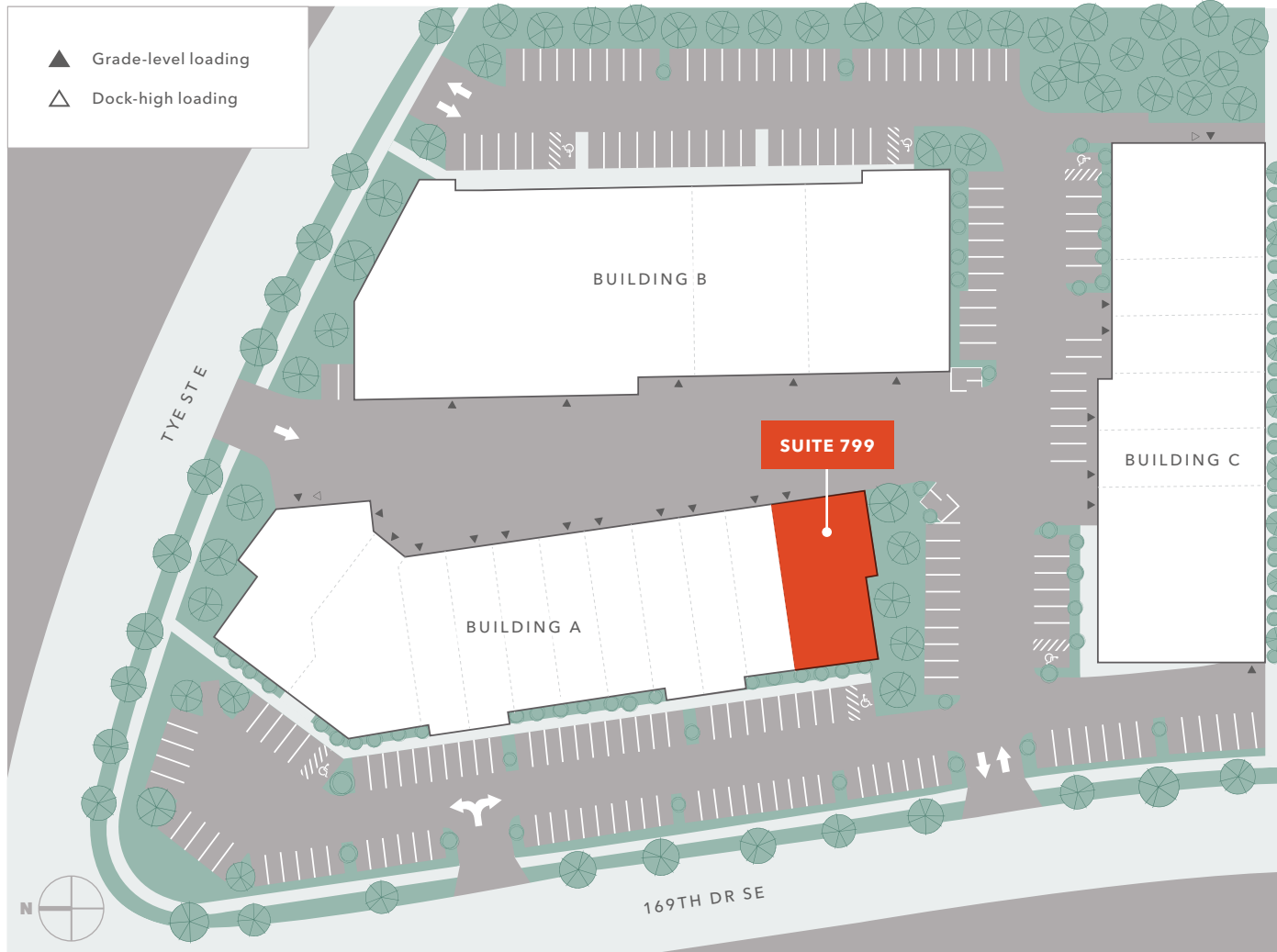
Central location in Monroe, the first major town after crossing the North Cascades from Eastern Washington and Idaho

1.2 miles to Monroe Park & Ride; 7 minutes by bike

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SITE PLAN



4,275 SF

SUITE 799

03/01/26

AVAILABLE

*For more information,
please contact*

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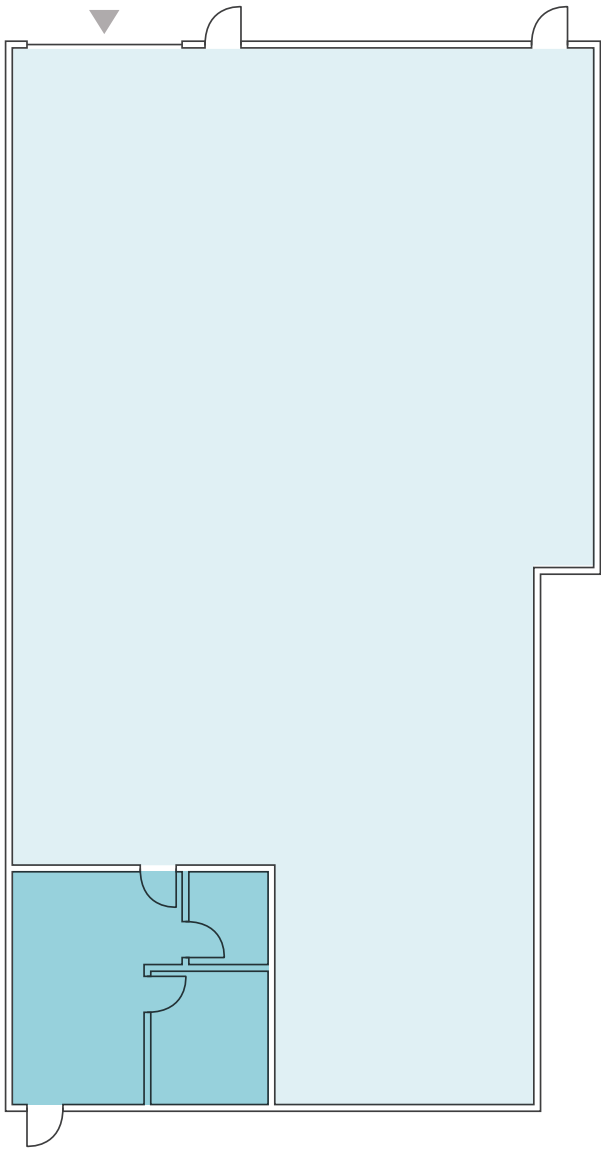
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BLDG A
SUITE 799



4,275 SF

SUITE 799

3,821 SF

WAREHOUSE

454 SF

OFFICE

\$1.25/SF

BLENDED

\$0.42/SF

NNN

LEGEND

Office

Warehouse

▲ Grade-Level Loading



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MONROE PARK & RIDE

MONROE CENTER/MONROE PLAZA

PORT OF EVERETT

PORT OF SEATTLE

