

MONROE 147 BUILDING

4,000 SF
FOR LEASE

17631 147TH ST SE, MONROE, WA

*4,000 SF industrial space with
freeway visibility available for
lease in Monroe*

AVAILABLE SPACE	4,000 SF
LEASE RATE	\$1.10 / SF Blended, NNN
EST. NNN	\$0.26 / SF
SIGNAGE	Building signage available
PARKING	6 stalls / 4,000 SF
CLEAR HEIGHT	18'
LOADING	Grade level loading
VISIBILITY	Visible from Hwy 2

TROY LINN
425.454.1083
troy.linn@kidder.com

ZACH VALL-SPINOSA
425.450.1115
zach.vallspinosa@kidder.com

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

FLOOR PLAN



4,000 SF	3,800 SF	200 SF	\$1.10/SF	03/01/2026
TOTAL SF	WAREHOUSE	OFFICE	BLENDED LEASE RATE, NNN	AVAILABLE

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

Monroe 147 Building benefits from a central location in the Monroe Industrial district, with easy access to multiple nearby highways.

Close to Lake Tye and Monroe Park & Ride

Conveniently located near Highway 2 and Highway 522

Easy for visitors to locate, with excellent visibility from Highway 2

2 MIN
TO HIGHWAY 2

4 MIN
TO HIGHWAY 522



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.

