

FOR LEASE

ADVANTAGE MANUFACTURING TECH BUILDING

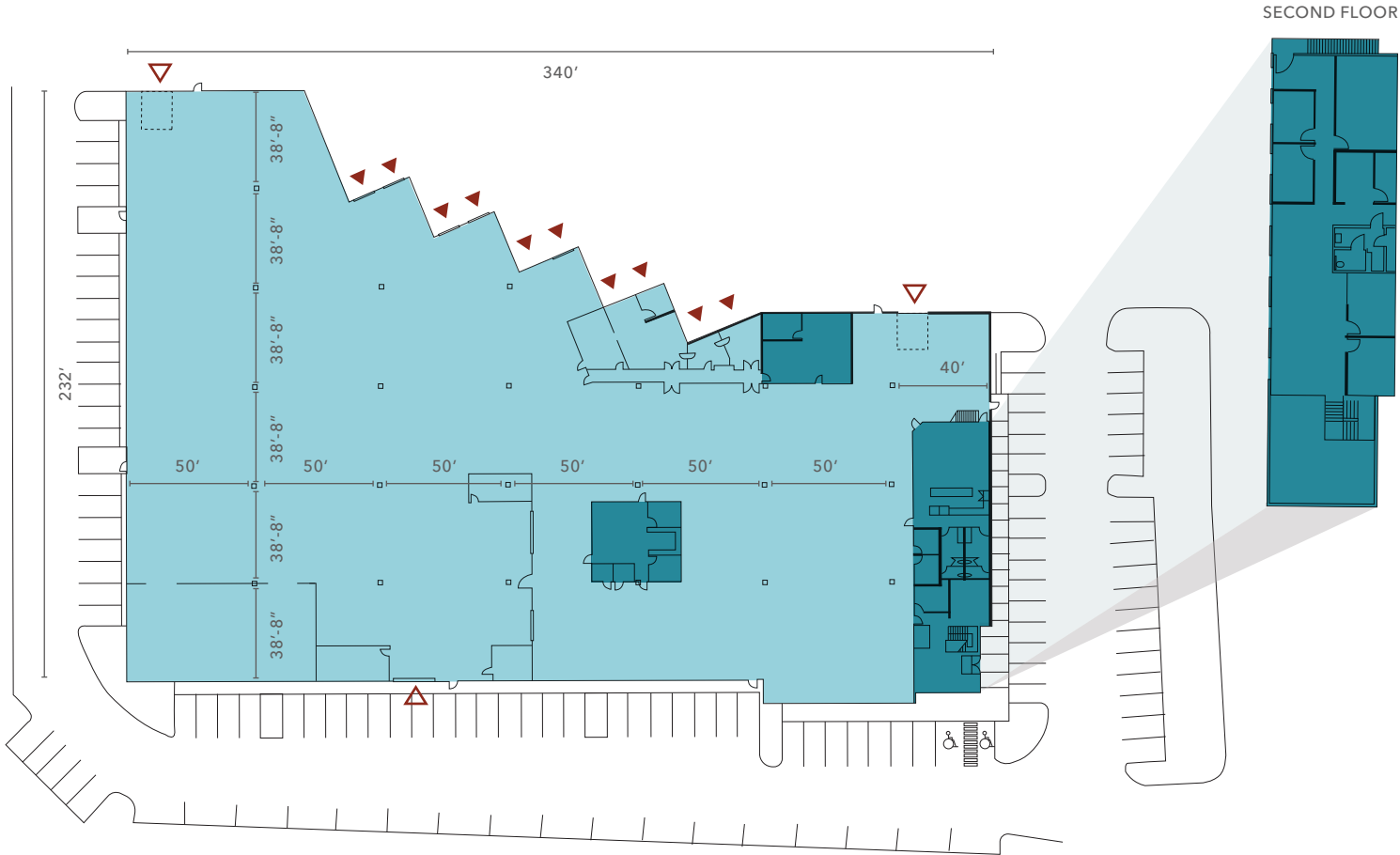
*62,744 SF Full Building
Available Immediately
in Monroe, WA*



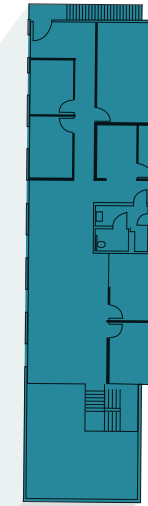
14298 169TH DR SE, MONROE, WA

km Kidder
Mathews

FLOOR PLAN



SECOND FLOOR



- ▲ Dock level loading
- ▲ Grade level loading
- Office
- Warehouse

62,744 SF
TOTAL AVAILABLE

58,244 SF
WAREHOUSE

4,500 SF
OFFICE

\$1.10/SF
BLENDED LEASE RATE, NNN

\$0.25/SF
NNN

NOW
AVAILABLE





Property Highlights

26' clear height

10 dock-high loading doors

3 grade-level drive-in doors

Built in 2000

111 parking stalls (1.8/1,000 SF)

1400 Amps of 480V power distributed throughout the building

Close to nearby amenities

RYAN FOSTER

206.755.4496 | ryan.foster@kidder.com

TROY LINN

425.454.1083 | troy.linn@kidder.com

ZACH VALL-SPINOSA

425.450.1115 | zach.vallspinosa@kidder.com

HIGHLY- ACCESSIBLE LOCATION

Scenic views and fast access combine to deliver optimal results for potential tenants

Conveniently located near major confluences— US Route 2, SR 9, and SR 522

Located within the successful Fryelands Commercial & Industrial Park

25 MIN

MUKILTEO FERRY

20 MIN

I-5 ACCESS



NEARBY AMENITIES



ADVANTAGE MANUFACTURING TECH BUILDING

Exclusively listed by

RYAN FOSTER

206.755.4496

ryan.foster@kidder.com

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. All Kidder Mathews designs are the sole property of Kidder Mathews. Branded materials and layouts are not authorized for use by any other firm or person.

