



FOR SUBLEASE

North Valley Business Park

17640 West Valley Highway, Tukwila, WA

Prime warehouse/distribution facility with office space available for sublease in Tukwila.

PROPERTY HIGHLIGHTS

- + Loading: 4 DH, 3 GL
- + 24' clear height
- + Great access and proximity to I-5, I-405, and SR 167
- + Short-term sublease thru 10/29/26 (longer term possible)

AVAILABLE SF
13,484 SF

OFFICE SF
836 SF

PRICE
**\$12,600/Mo,
NNN**



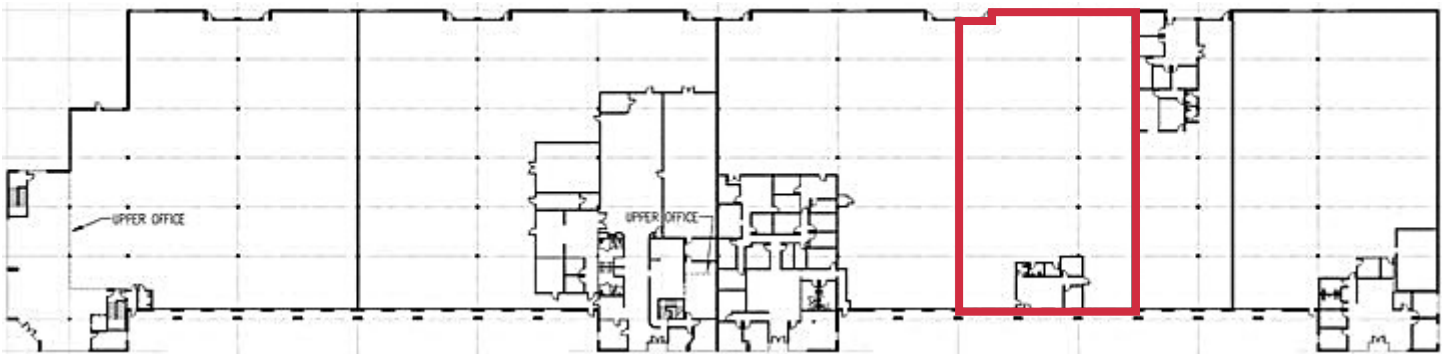
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Floor Plan



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