
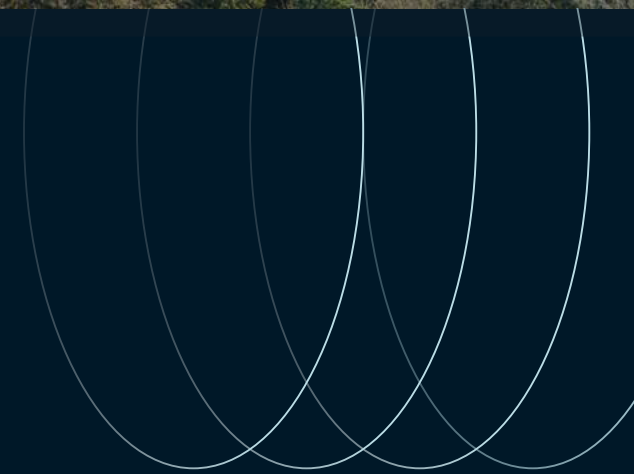




For Lease or Sale

3705 W Valley Hwy N, Auburn, WA

 **JLL** SEE A BRIGHTER WAY





5.59 acres total

4.75 acres usable

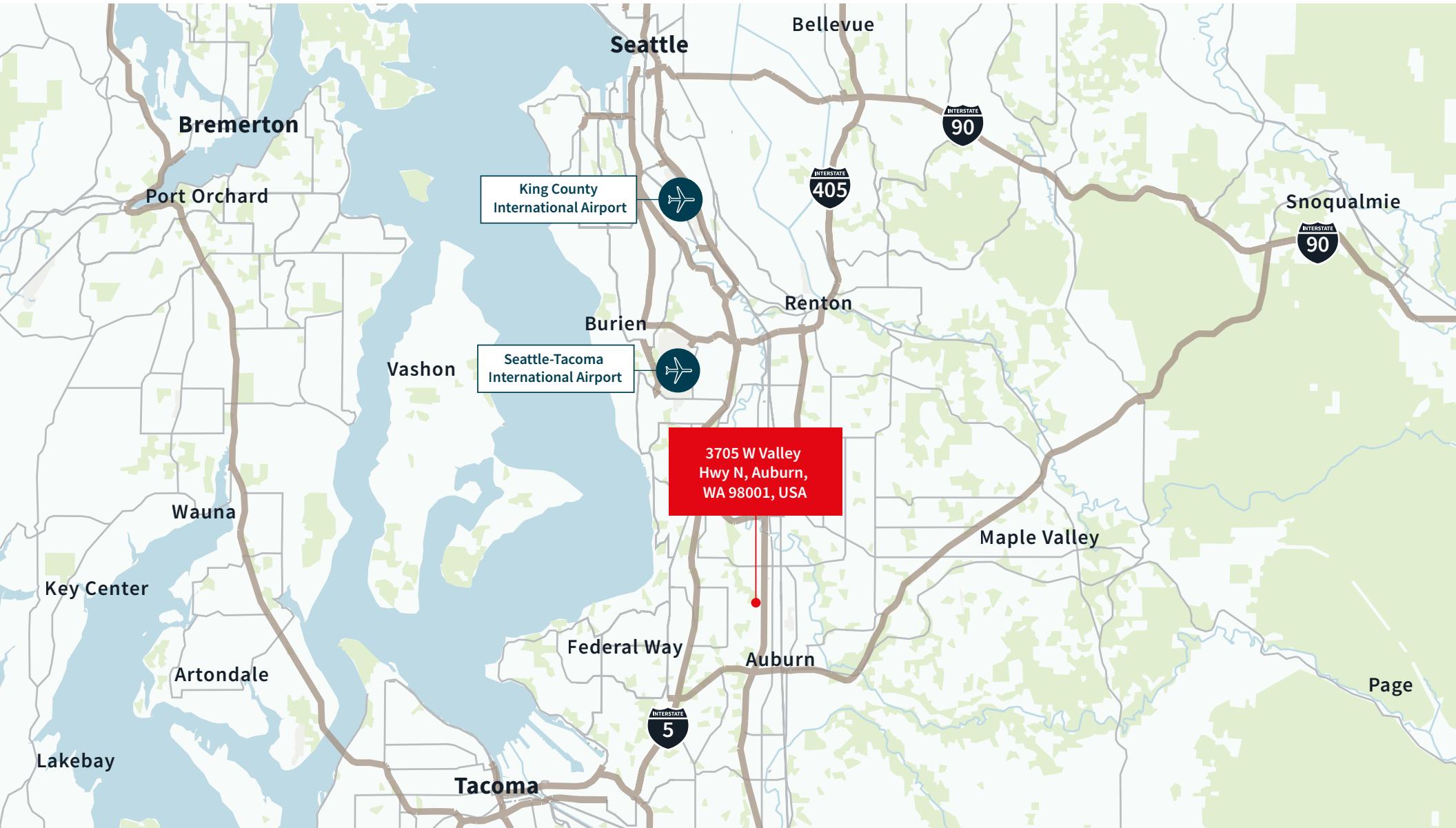
Total of 48,350 SF (Four Buildings)

Building 1	30,000 SF warehouse (30' clear span, with multiple doors, heavy power)
Building 2	New construction 10,174 SF standalone two-story office building
Building 3	4,200 SF maintenance building with shop office
Building 4	3,975 SF shop

Specifications

- City of Auburn Industrial Zoning (M-1)
- Fully fenced, lit, and paved (utilities accessible for use on site)
- Heavy power
- Heavy duty Crane in warehouse
- Dock platform
- Security System with automatic gate
- Multiple ingress/egress points with immediate access to SR-167 and SR-18
- West Valley exposure
- Available August 2026
- Please call brokers for rates
- Fully fenced, lit, and paved with concrete (utilities accessible for use on site)
- Fueling station
- Oil/Water separator in Bldg 1

Regional Map



Images



Images



Thank you

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