

FOR SALE OR LEASE

12125 CYRUS WAY

MUKILTEO, WA

*±60,000 SF Secured Contractor
Yard with Shop in Mukilteo, WA*



KIDDER.COM

km Kidder
Mathews

FOR SALE OR LEASE | 12125 CYRUS WAY, MUKILTEO, WA



PROPERTY HIGHLIGHTS

±2,600 SF office

Recently remodeled office with
air conditioning

±1,600 SF warehouse

4 grade-level doors

Fenced and secured yard

\$17,000/month, plus NNN for lease

\$3,250,000 sale price

Excellent access to I-5 and I-405 via
Mukilteo Speedway/Hwy-525

Zoned Light Industrial

ZACH VALL-SPINOSA

425.450.1115

zach.vallspinosa@kidder.com

JAMES LEPTICH

425.450.1159

james.leptich@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.



SITE PLAN

LEGEND

- ▲ Grade-Level Loading
- - Fence



±2,600 SF
OFFICE

±1,600 SF
WAREHOUSE

±45,000 SF
YARD

\$17,000
PER MONTH (NNN) FOR LEASE

\$3,250,000
SALE PRICE

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

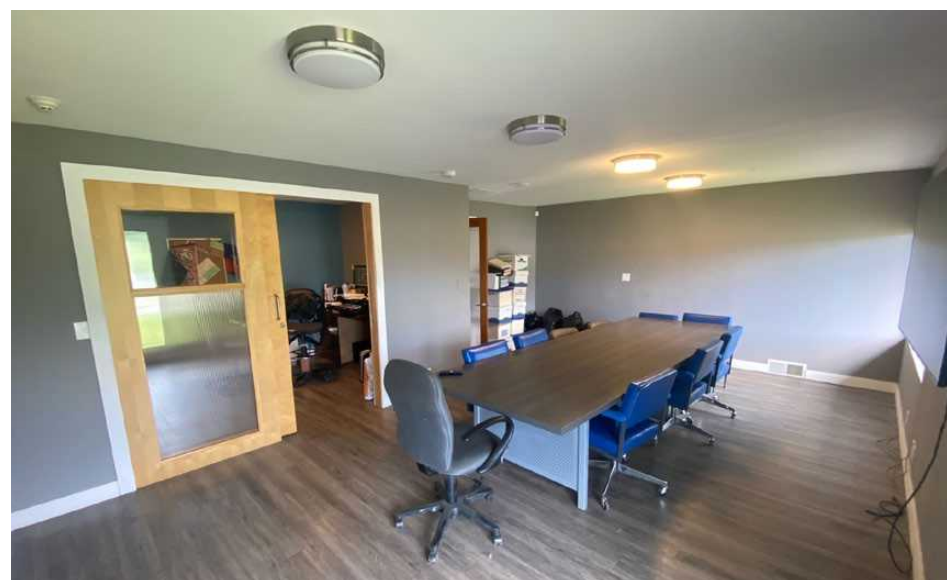
JAMES LEPTICH
425.450.1159
james.leptich@kidder.com



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.





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.