

# 408 Metcalf Street, Suite C

Sedro-Woolley, WA 98284

## 6,233 SF FOR LEASE



**John Jones**

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Strategically positioned in the central business district of Sedro-Woolley, this is a rare opportunity to lease a highly functional retail and warehouse suite with ample on-site parking.

- 6,233 SF
- 16' Clear Height
- Two grade level roll up doors
- Two ADA-compliant restrooms
- Natural gas heat
- Fiber to building
- Zoning: Central Business District

Lease Rate: \$ 12.00/SF/YR, GROSS



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Sedro-Woolley sits less than five miles from Interstate 5 at the crossroads of Hwy 9 and SR20 (The North Cascades Highway).

The building is ideally located;

- Three blocks south of SR20
- Two blocks north of the quaint downtown retail core with ample shopping and dining options.
- On Metcalf Street, an established commercial and industrial corridor.



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