

FOR LEASE



LINTON MANUFACTURING BLDG

*Rare 62,134 SF Industrial Building
for Lease in Lynnwood, WA*

6306 202ND ST SW | LYNNWOOD, WA





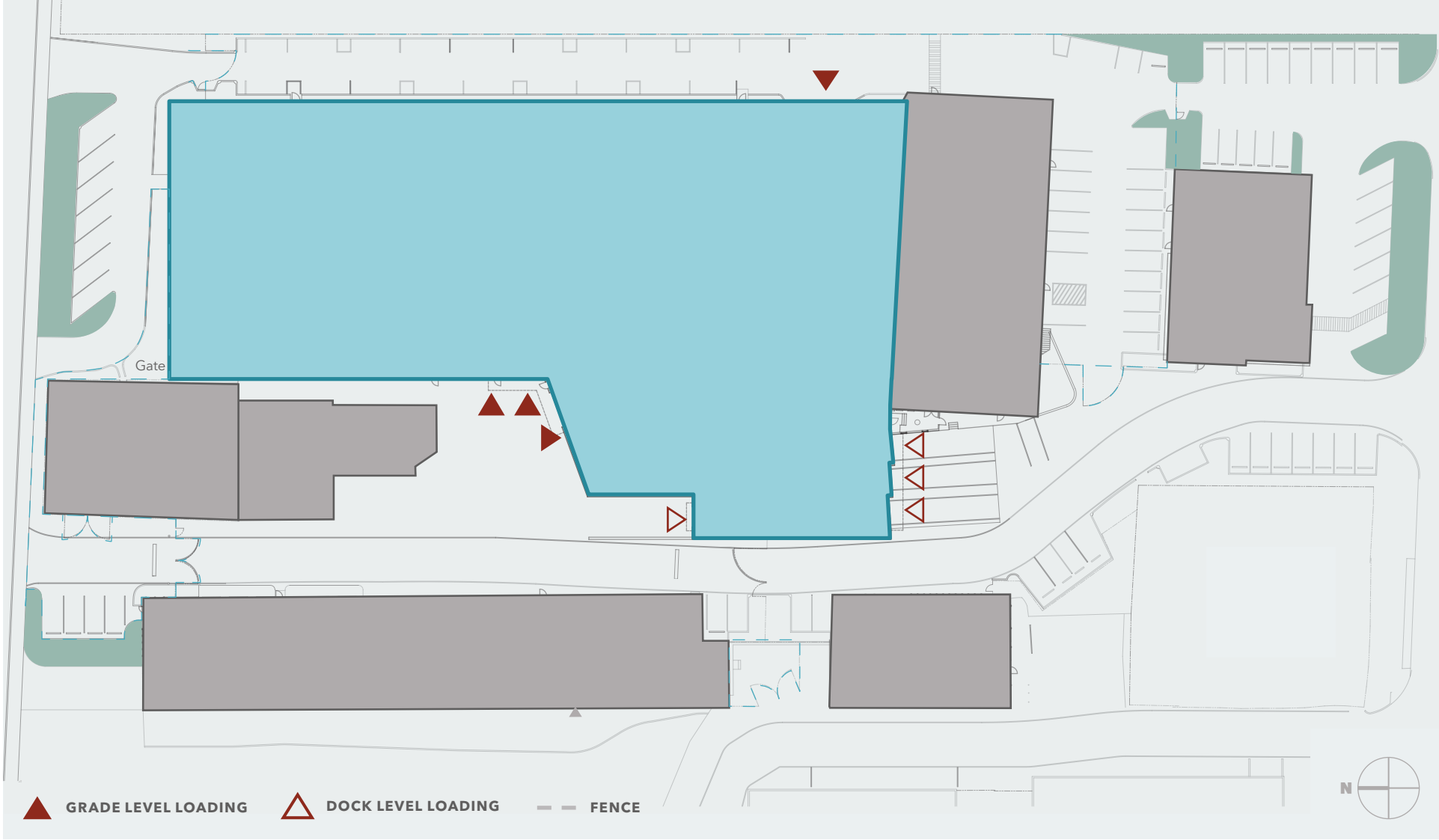
Property Highlights

PREMISES	62,134 Total SF
WAREHOUSE	45,735 SF
OFFICE	8,249 SF on two floors
CONCRETE MEZZANINE	6,960 SF
LAND AREA	1.46 Acres (63,597 SF)
YEAR BUILT	1981/1997
CEILING HEIGHT	24'-35' clear
CRANES	10 ton with 48' span, 15-ton with 60' span
POWER	Heavy 480 V 3-phase power
LIGHTING	40 FC Fluorescent
LOADING	4 grade level doors 4 dock high doors
TAX ACCOUNT NUMBER	00515400001314

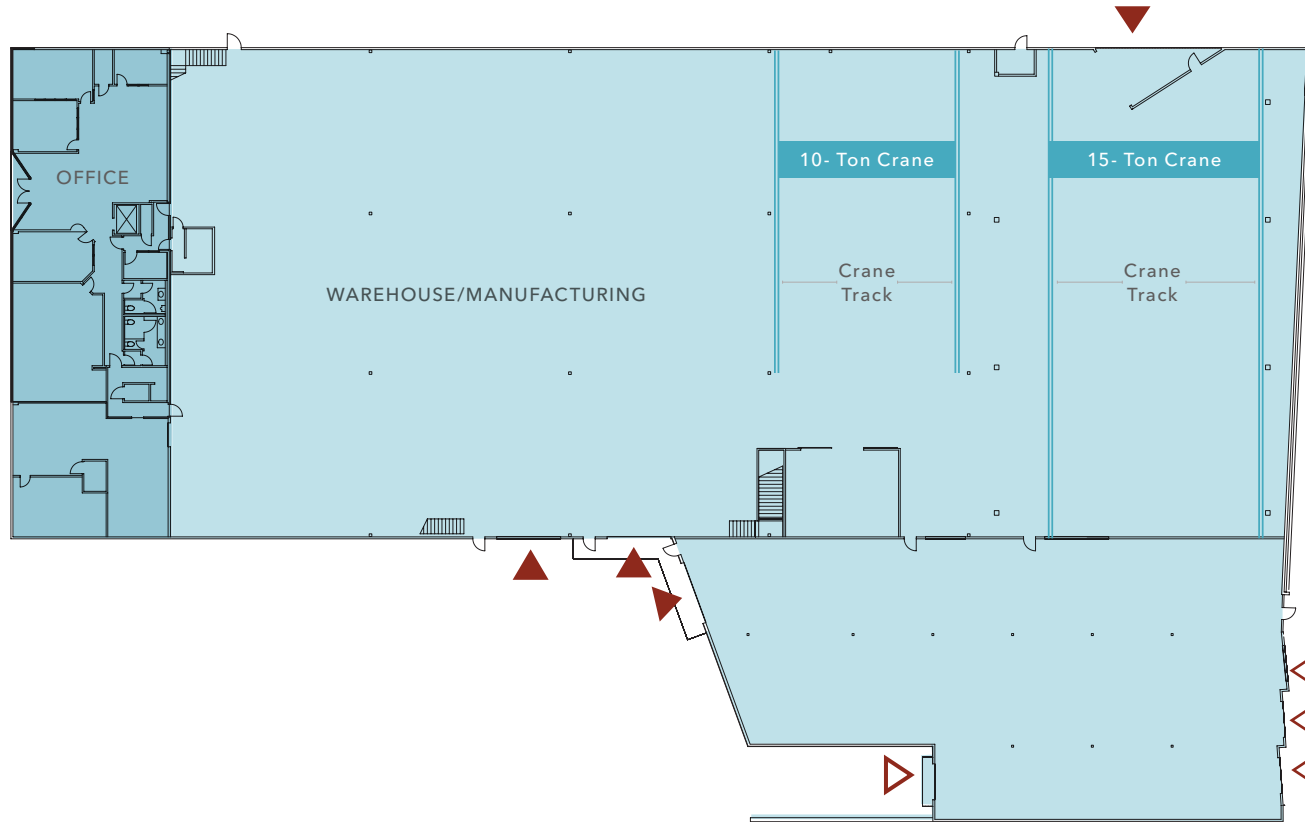
\$1.25
RATE/SF

\$0.23
NNN/SF

SITE PLAN



BUILDING PLAN - FIRST FLOOR



49,514 SF

TOTAL SF ON FIRST FLOOR

45,735 SF

WAREHOUSE SF

3,591 SF

OFFICE SF

\$1.25

PSF/NNN

\$0.23

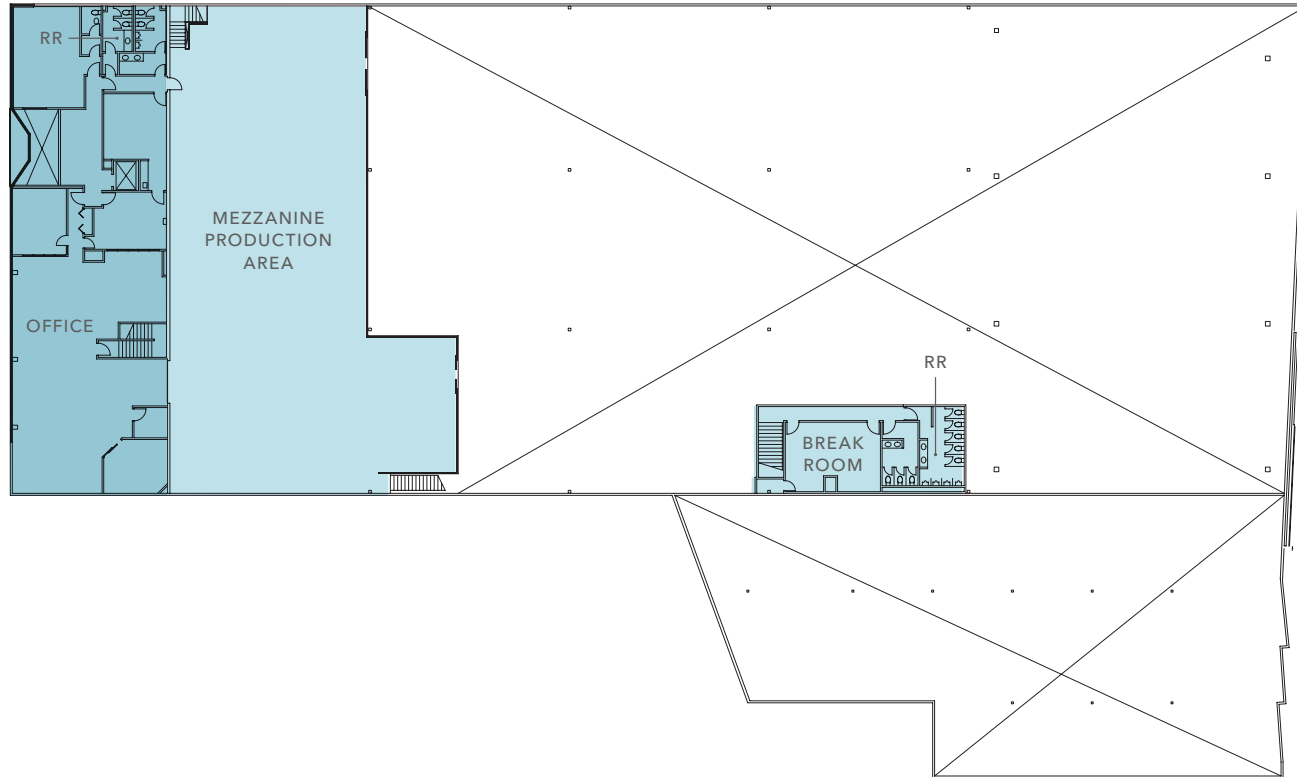
NNN

▲ GRADE LEVEL LOADING

△ DOCK LEVEL LOADING



BUILDING PLAN - SECOND FLOOR



4,658 SF

MEZZANINE OFFICE

6,960 SF

CONCRETE/SLAB MEZZANINE

1,190 SF

BREAKROOM

\$1.25

RATE/SF

\$0.23

NNN/SF



The Linton Manufacturing Bldg benefits from a highly connected locale, with easy access to multiple nearby highways via Hwy-99.

Located directly off Hwy-99

Minutes from I-5, I-405, and Hwy-525

Easy for visitors to locate

20 MIN

EVERETT

24 MIN

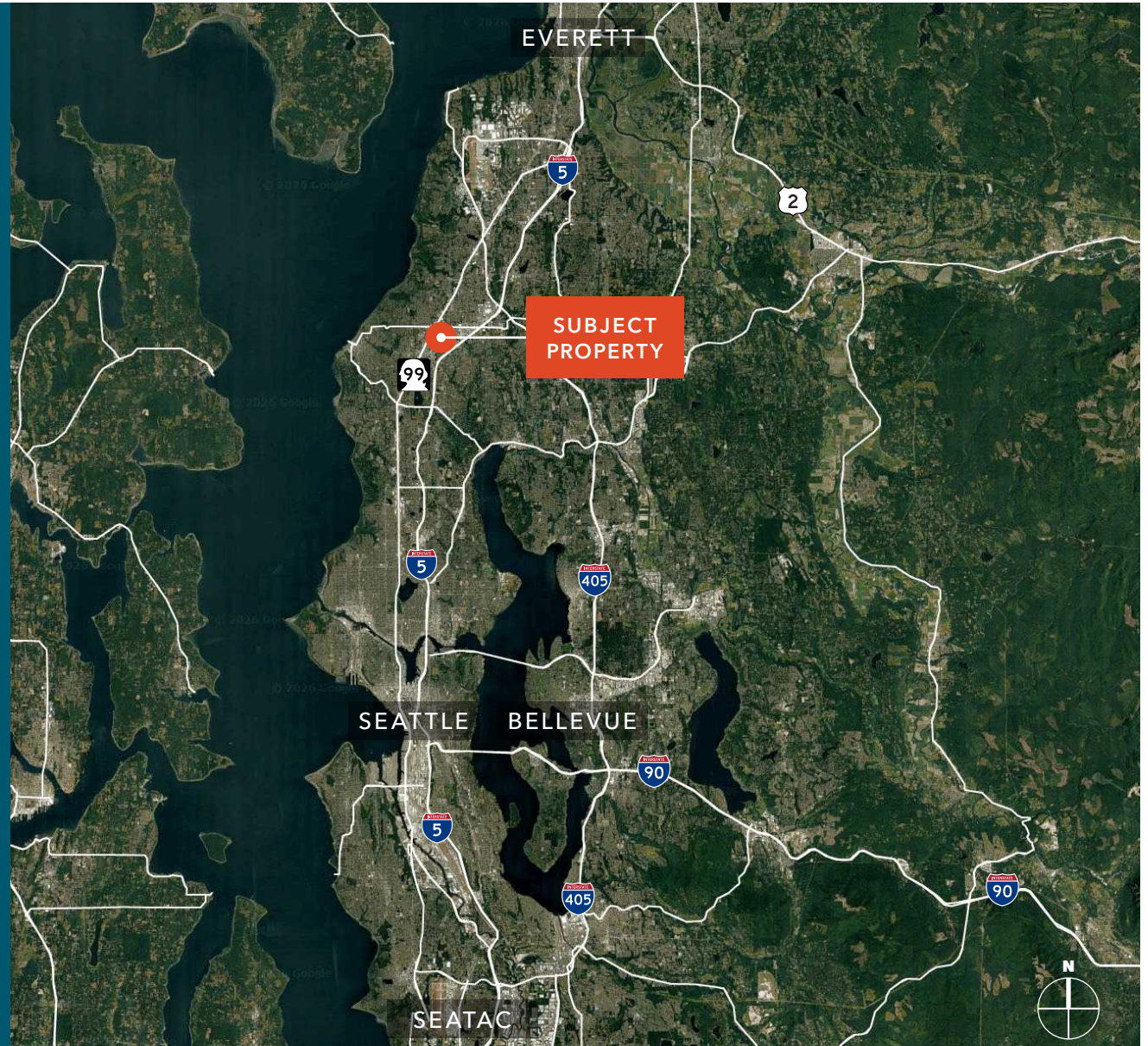
SEATTLE

30 MIN

BELLEVUE

39 MIN

SEATAC



LINTON MANUFACTURING BLDG

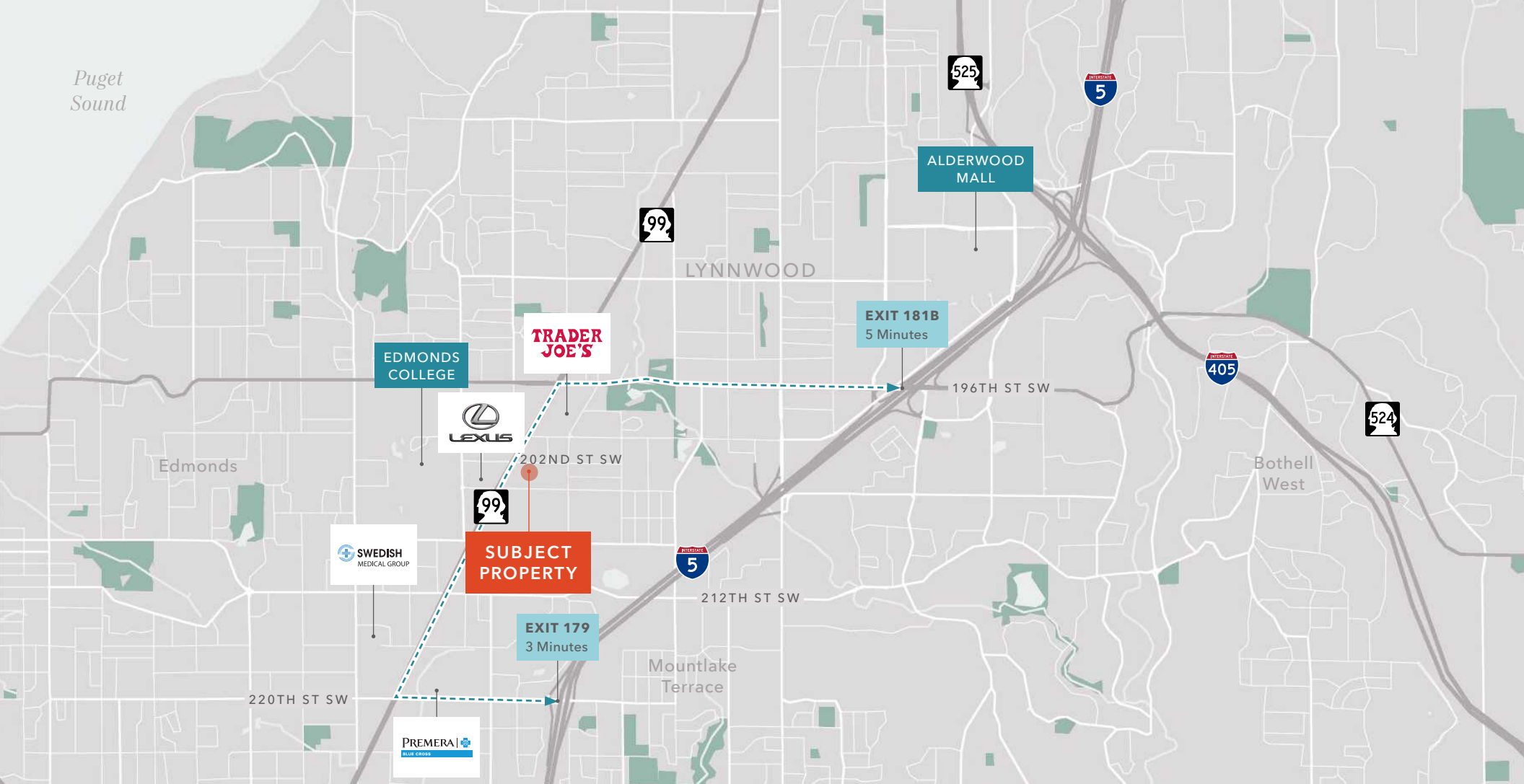


10-Ton, 48' Span Crane



15-Ton, 60' Span Crane

Puget
Sound



LINTON MANUFACTURING BLDG

*For more information,
please contact*

MATTHEW P. HENN
Executive Vice President
206.890.7800
matt.henn@kidder.com

MATTHEW HAGEN, SIOR
Executive Vice President
425.283.5782
matt.hagen@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.

