

FOR LEASE



LINTON MANUFACTURING BLDG

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

6306 202ND ST SW | LYNNWOOD, WA





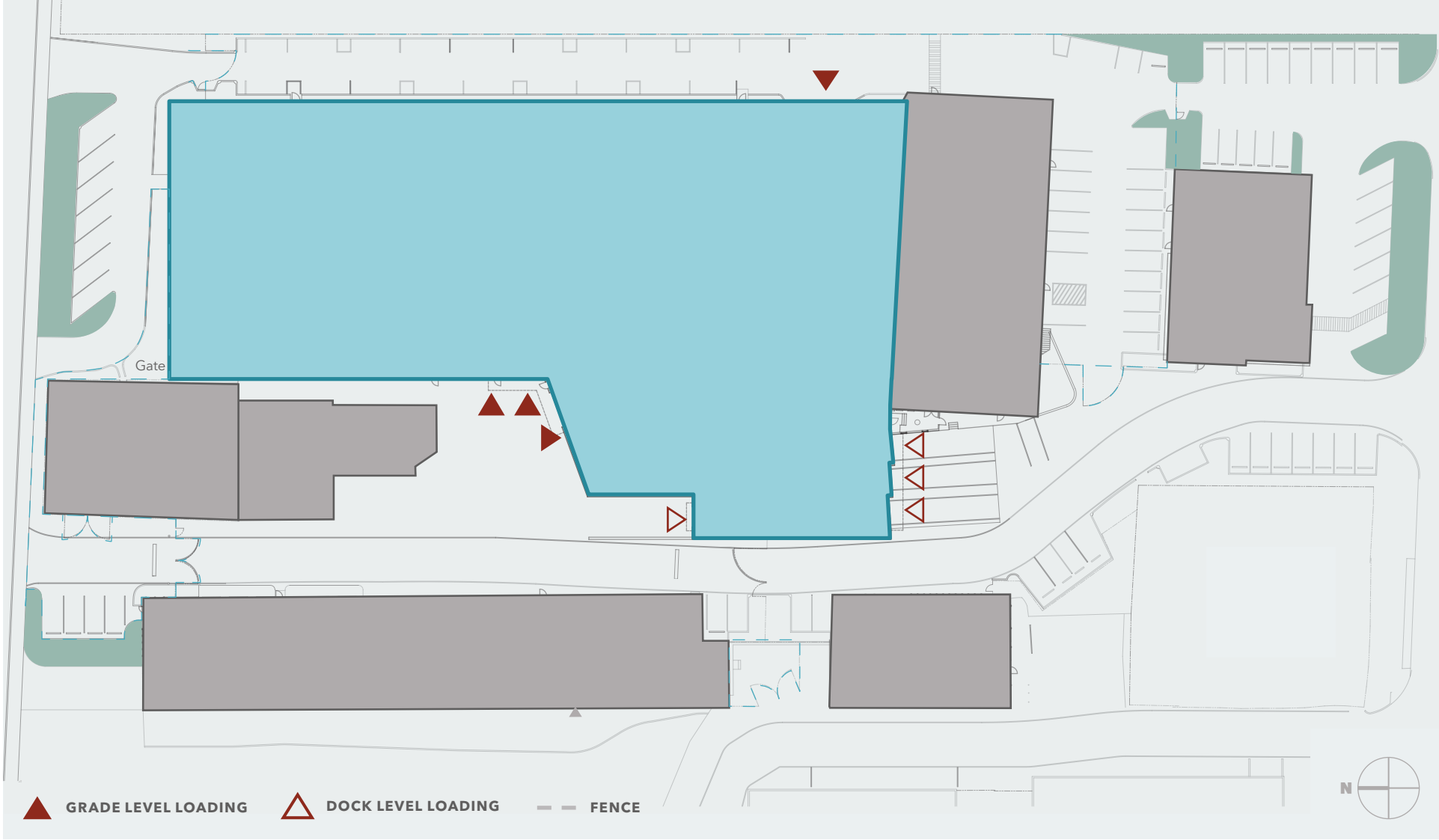
Property Highlights

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

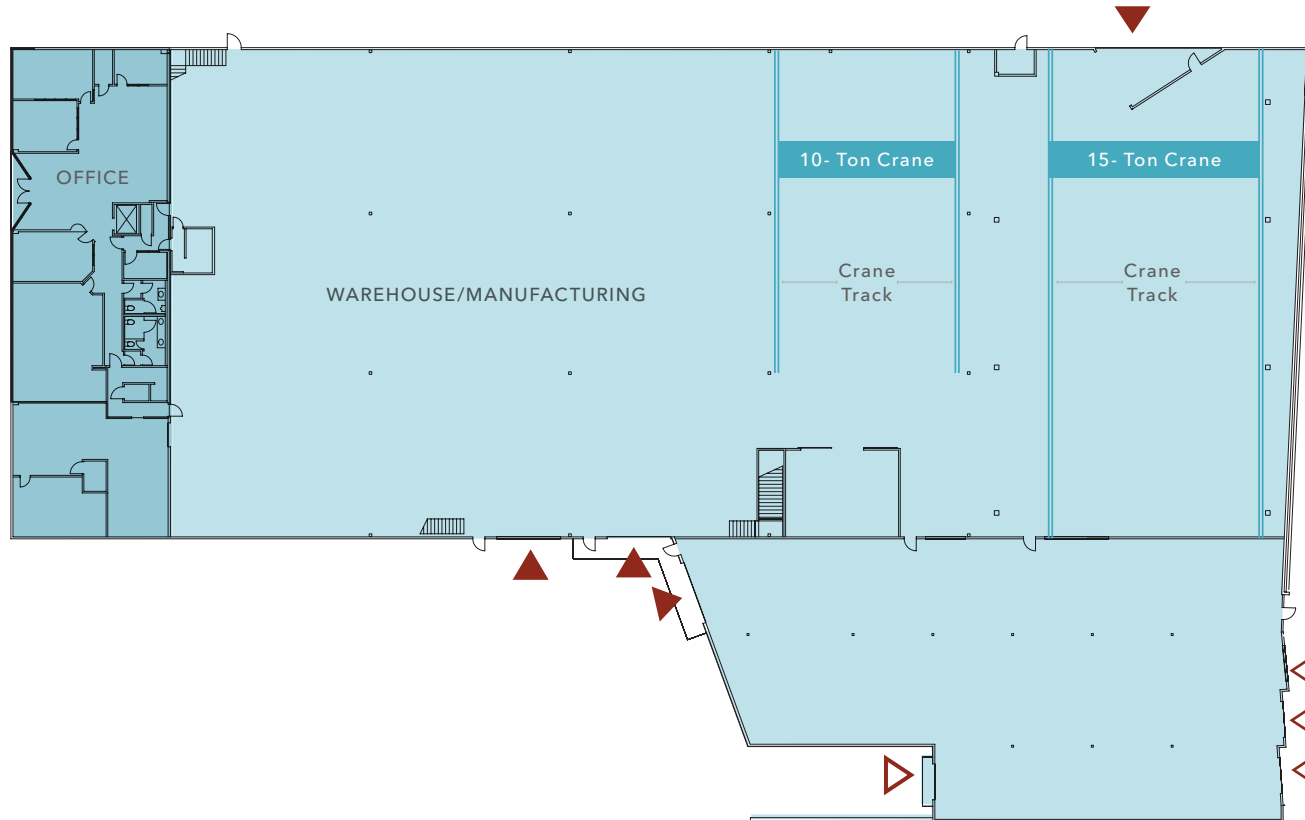
\$1.25
RATE/SF

\$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

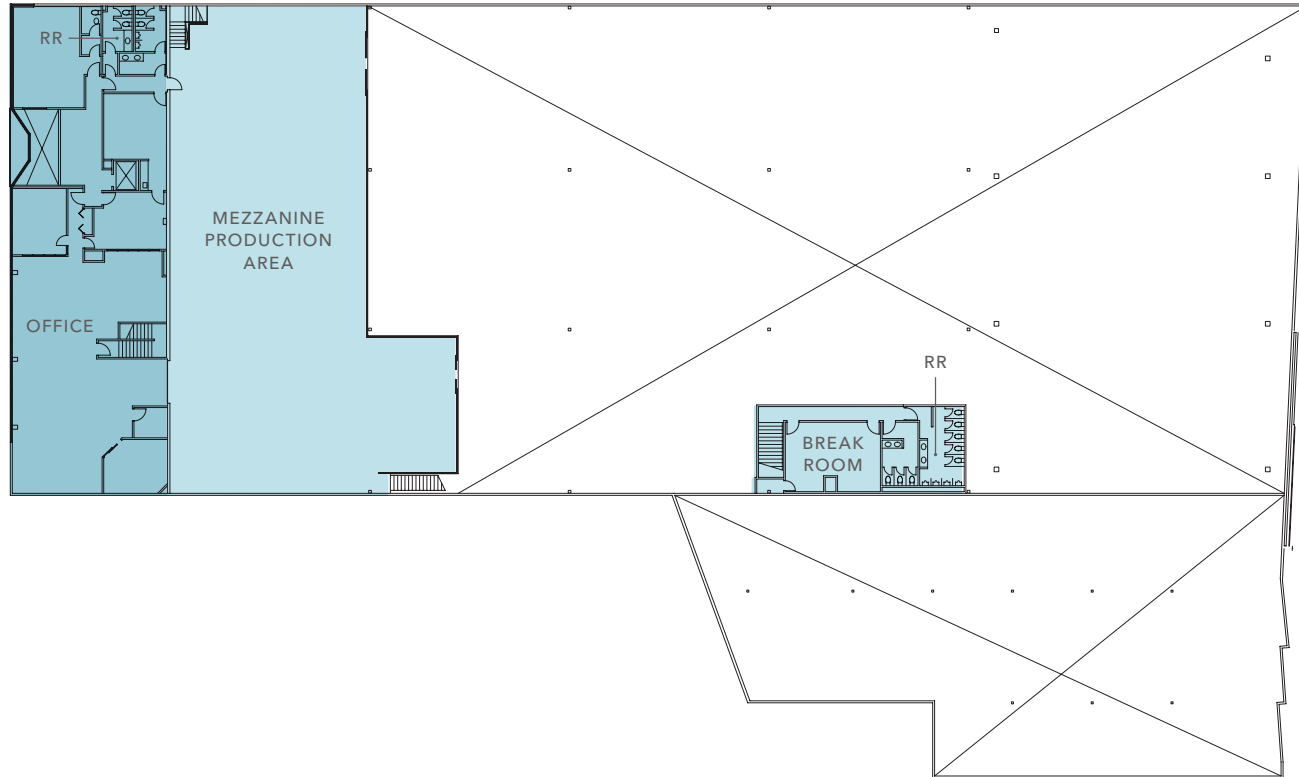
NNN

▲ 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

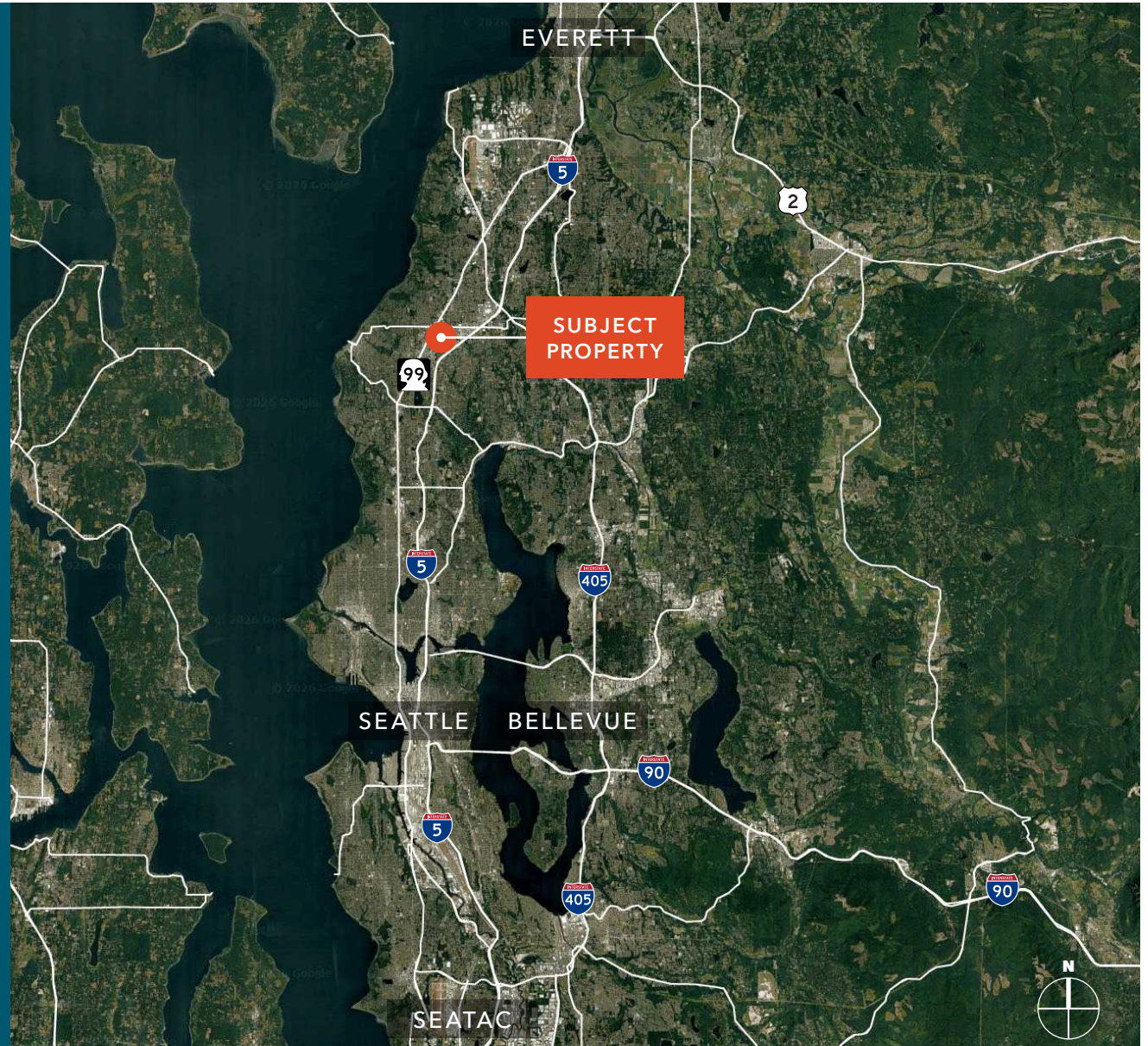
SEATTLE

30 MIN

BELLEVUE

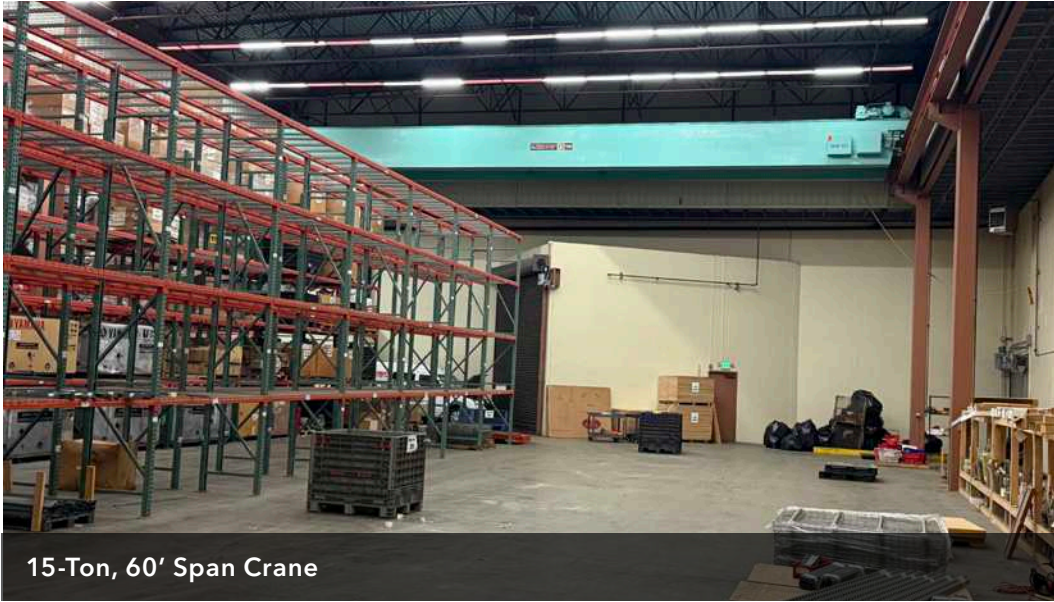
39 MIN

SEATAC



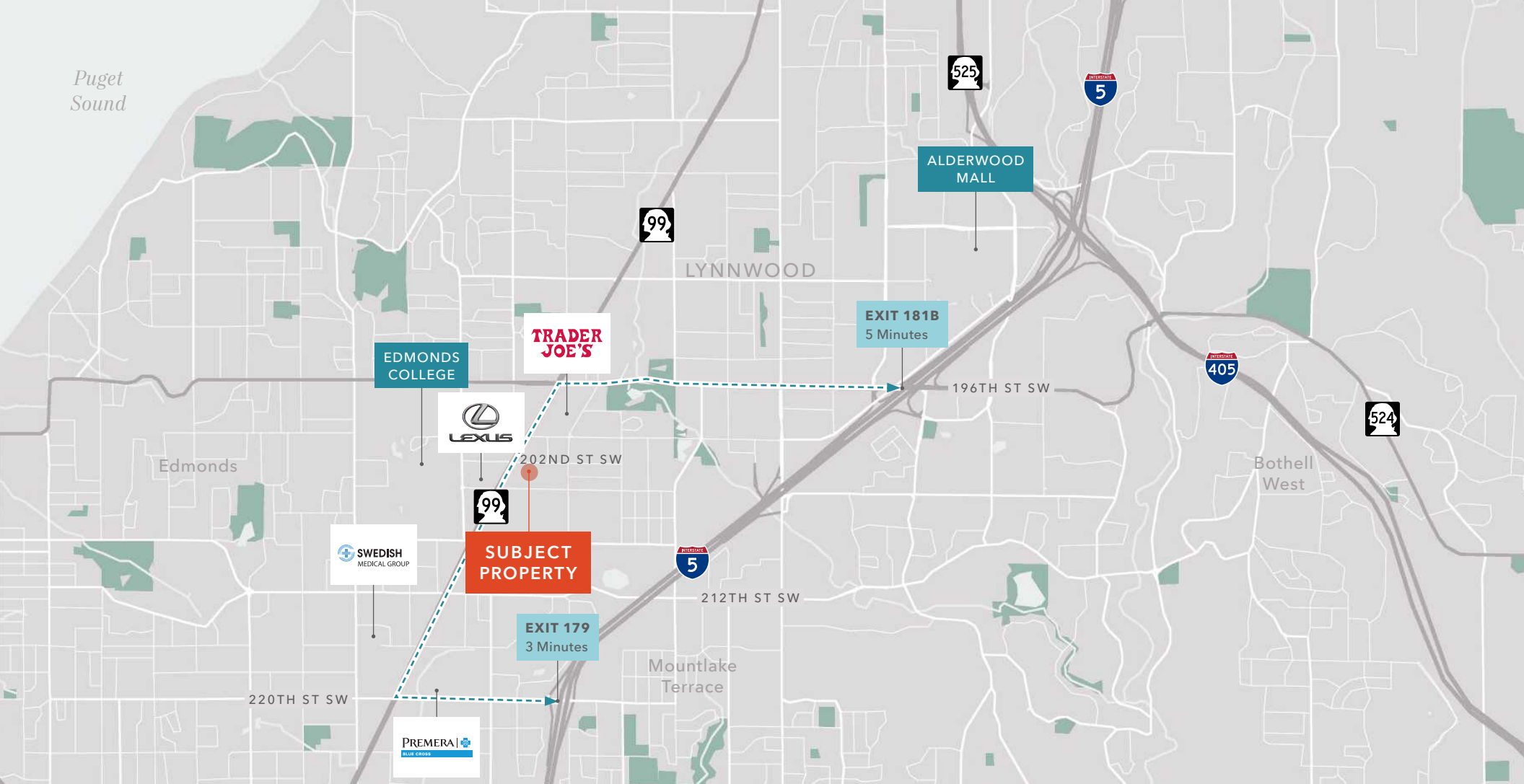
LINTON MANUFACTURING BLDG

10-Ton, 48' Span Crane



15-Ton, 60' Span Crane

Puget
Sound



LINTON MANUFACTURING BLDG

*For more information,
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