

CLASS A INDUSTRIAL SPACE
FOR LEASE

LAKE TYE

BUSINESS CAMPUS

16891 146TH ST SE, SUITE 135 | MONROE, WA



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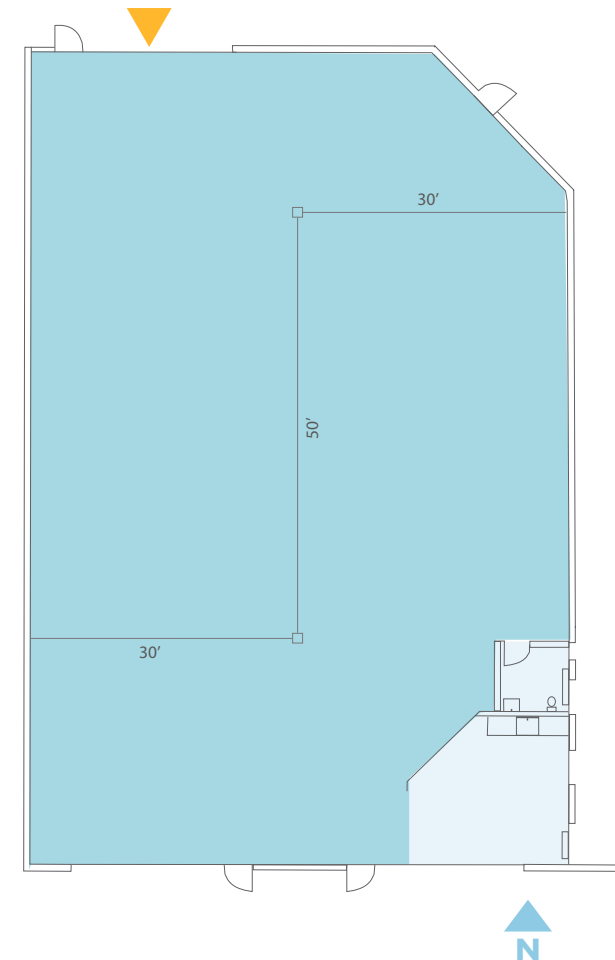
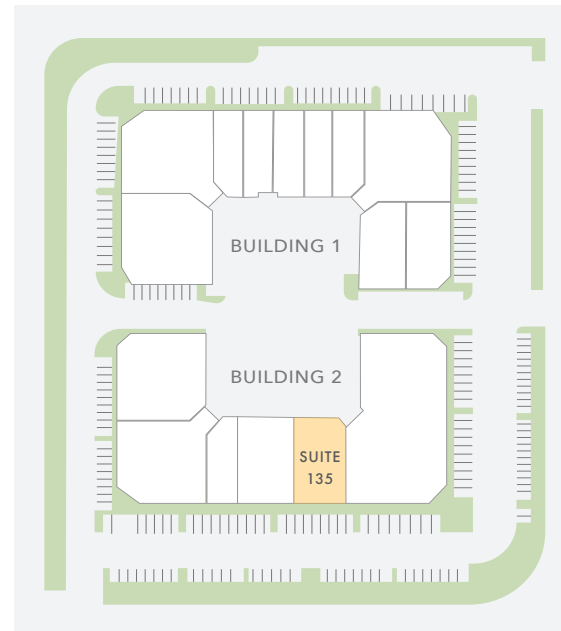
BUILDING 2 - SUITE 135

AVAILABLE 8/1/2026

TOTAL SF:	5,400 RSF
OFFICE SF:	400 RSF
WAREHOUSE SF:	5,000 RSF
CLEAR HEIGHT:	24'
LOADING:	ONE GRADE-LEVEL DOOR (12'x14')
RENTAL RATES:	INQUIRE WITH BROKERS
PARKING:	2.5/1,000
POWER:	200 AMP, 480V, 3-PHASE
HVAC:	FULLY CONDITIONED (HEATING & COOLING THROUGHOUT WAREHOUSE)
NOTES:	<ul style="list-style-type: none">• Easy access to SR 522 & US-2• Close proximity to dining and shopping amenities• Prime location with easy access to Lake Tye trails• Experienced local ownership



SITE PLAN



The information contained herein has been given to us by the owner or sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Prospective tenants should carefully verify all information contained herein.



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- | | | | |
|--|--|-----------------------------|-------------------------------------|
| 1 El Paraiso Mexican Grill | 6 The Evergreen State Fairgrounds | 11 Taqueria La Bamba | 16 Red Robin |
| 2 Paesano's Coffee | 7 Evergreen Speedway | 12 Hot Iron | 17 Tuscano's Italian Kitchen |
| 3 Asian Spice Chopsticks | 8 Galaxy Theatres Monroe | 13 Fred Meyer | 18 Yoforit Frozen Yogurt |
| 4 Dreadnought Brewing | 9 Walmart | 14 Subway | 19 Evergreen Inn & Suites |
| 5 Evergreen Health Medical Center | 10 Five Guys | 15 UPS Store | 20 Lowe's Home Improvement |



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