



FOR LEASE

27802 Pacific Hwy S

Federal Way, WA

Versatile warehouse/office property with fenced and paved yard, excellent I-5 access, and strong Pac Hwy visibility. Ideal for a wide range of industrial, retail, and contractor users.

UNIT A | 8,000 SF

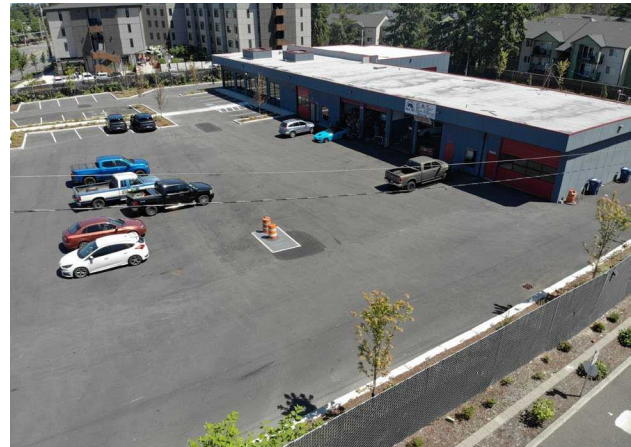
- + Includes 1,500 SF office
- + ~25,000 SF of paved and fenced yard \$0.25/SF
- + Parking for up to 70 vehicles
- + Divisible to 7,000 SF w/ 1,000 SF office

UNIT E | 933 SF

- + Shop space with small office
- + Roll-up door access
- + Additional yard available
- + Extra parking available



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UNIT A

LEASE RATE BLENDED

\$1.50/SF, NNN

UNIT E

LEASE RATE

\$2,500, NNN

TAMIR OHAYON

Partner

+1 425 586 56

tohayon@nai-psp.com

ITZIK MIZRAHI

Partner

+1 425 586 5637

imizrahi@nai-psp.com

ETHAN ARONOWITZ

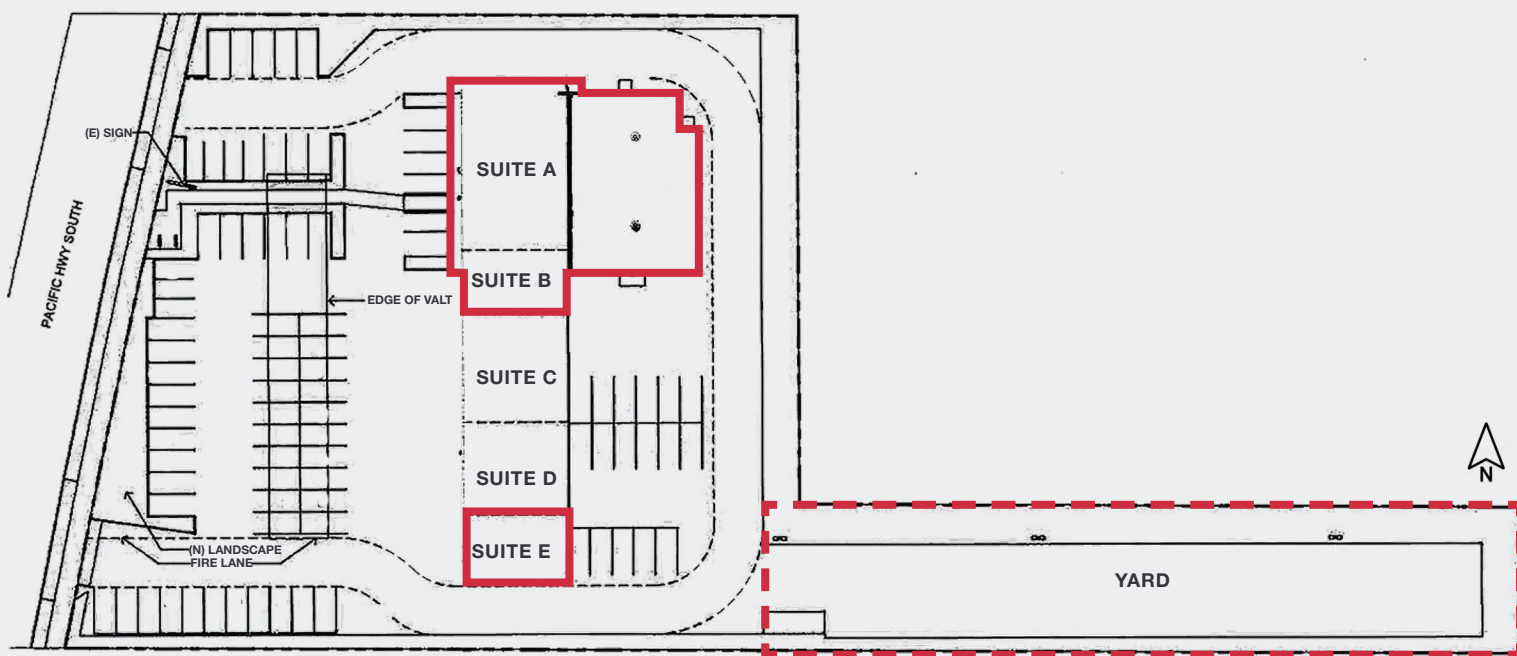
Associate

+1 425 586 5612

earonowitz@nai-psp.com



SITE PLAN



TAMIR OHAYON

Partner
+1 425 586 56
tohayon@nai-psp.com

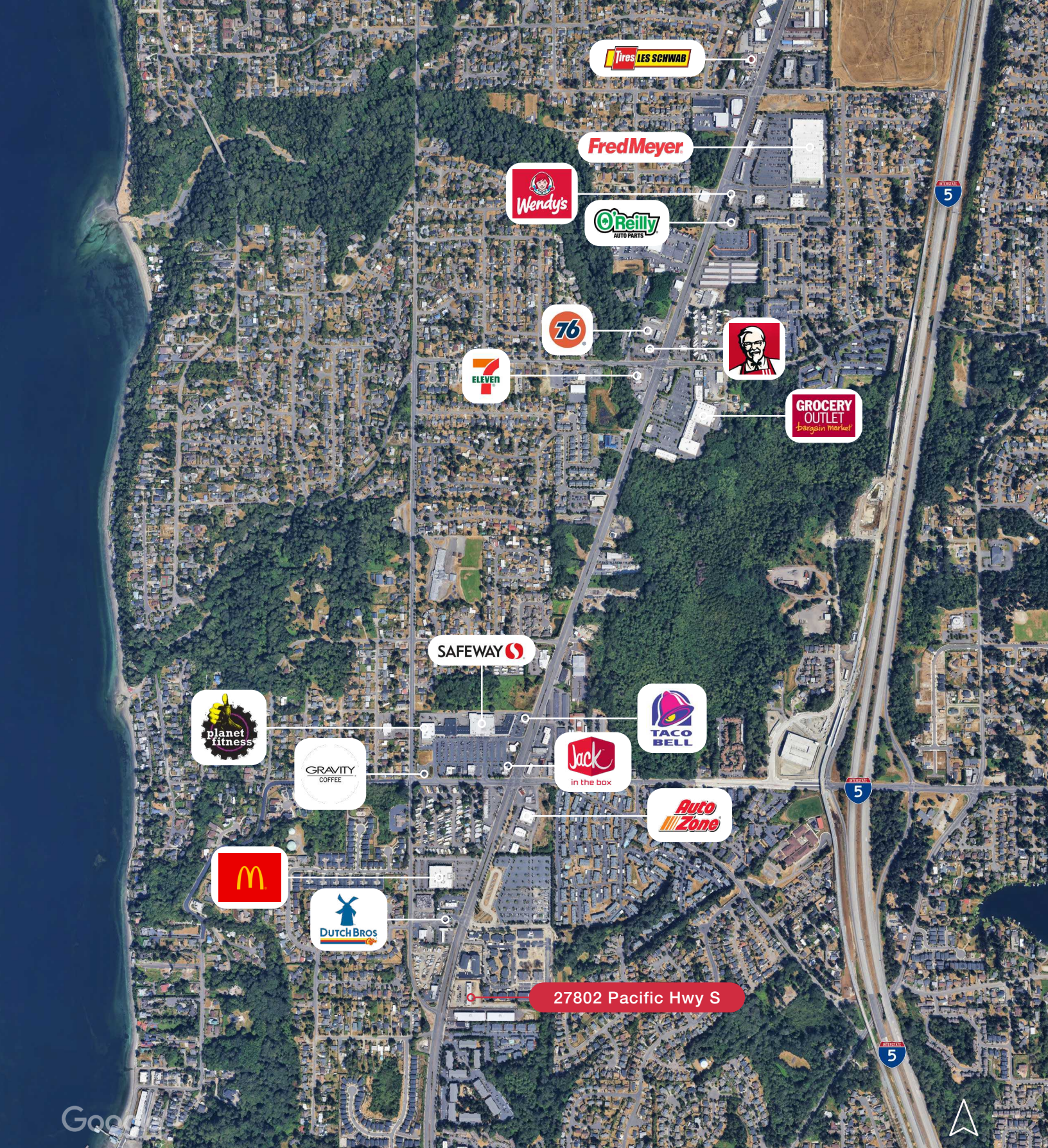
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Partner
+1 425 586 5637
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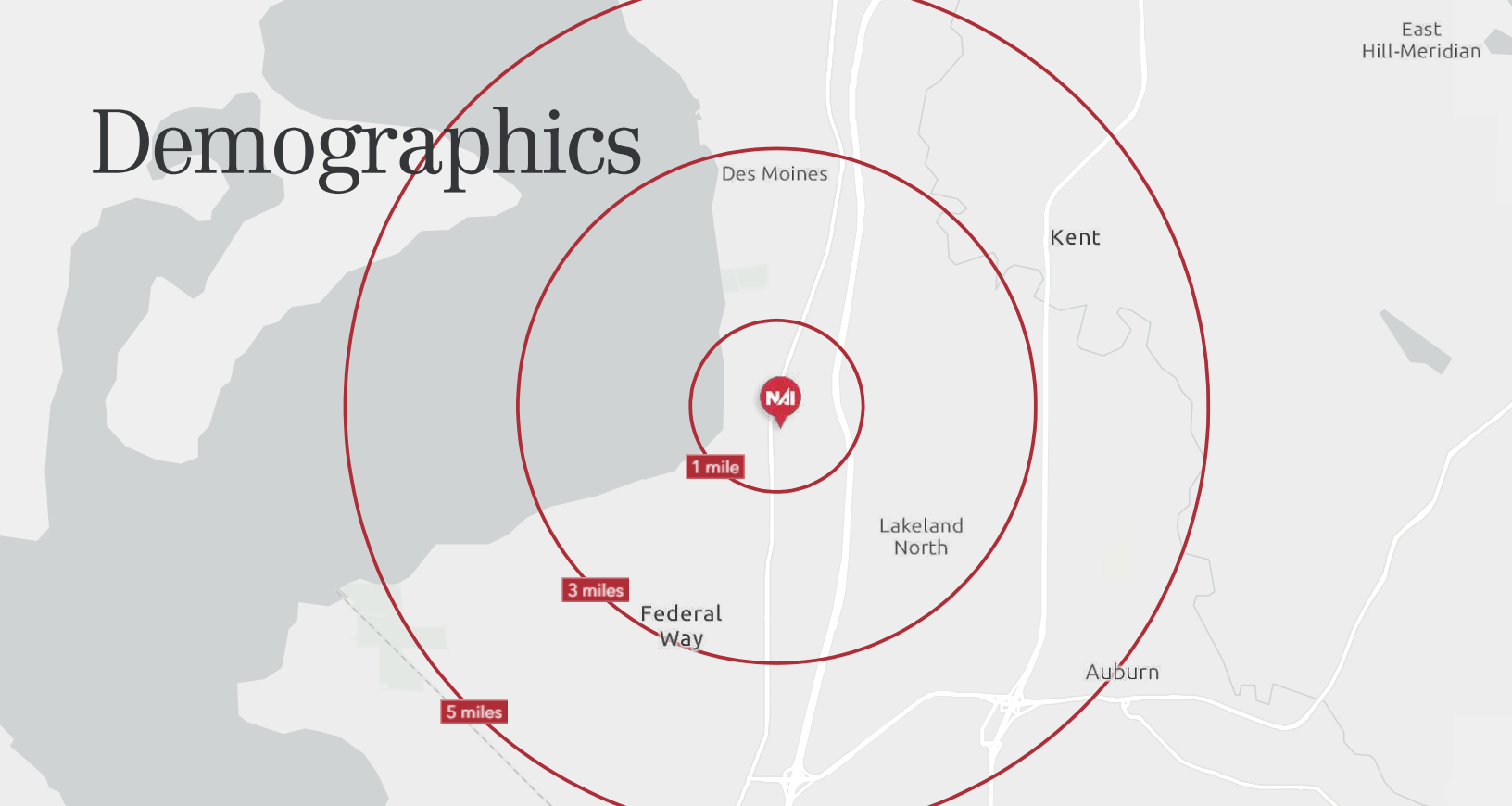
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Demographics



27802 PACIFIC HWY S, FEDERAL WAY, WA

	1 MILE	3 MILES	5 MILES
Population	16,979	95,771	226,385
2030 Population	17,179	97,286	231,133
Households	6,198	33,620	81,704
Median Age	36.6	39.0	38.1
Median HH Income	\$71,603	\$90,558	\$86,739

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