

Cascade Engine Building

18435 Olympic Avenue S | Tukwila, WA 98188

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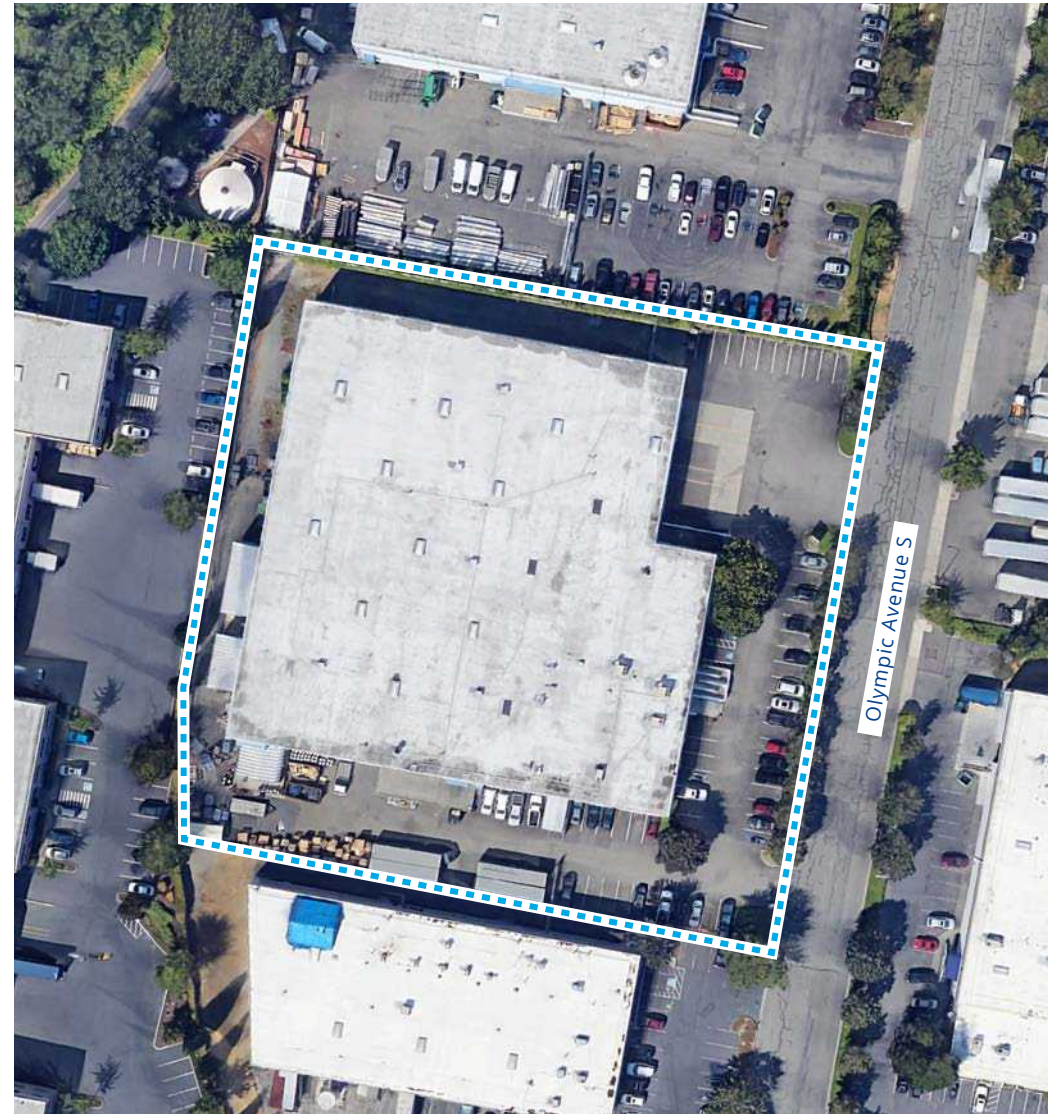


The Offering

Colliers, as exclusive advisor, is pleased to present an excellent opportunity to acquire an approximately 71,900 square foot industrial building located in Tukwila, Washington and the Pacific Northwest's premier industrial market.

The offering is situated to service a geographical span north to Vancouver B.C and south to Northern California and is centrally located between the two major deepwater ports of Washington, the Port of Tacoma and the Port of Seattle. The offering is also located amongst a strong labor base.

Address:	18435 Olympic Avenue S, Tukwila, WA
Size:	Approximately 71,900 RSF
Land Area:	2.72 AC
Year Built:	1977
Tenancy & Occupancy:	The building can be sold vacant or as a short-term sale-leaseback of up to six months with Cascade Engine Center, LLC at 100% occupancy.

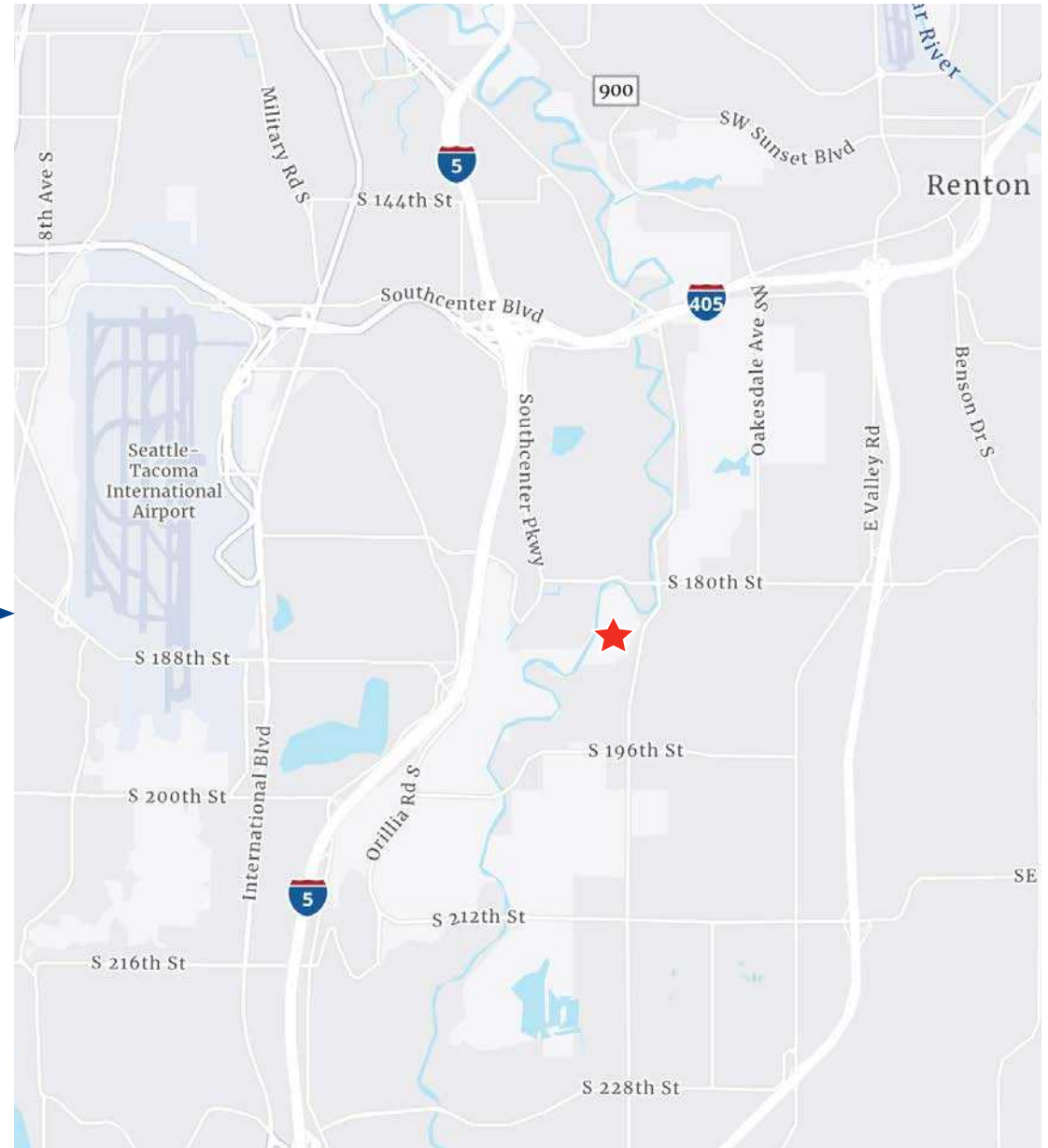
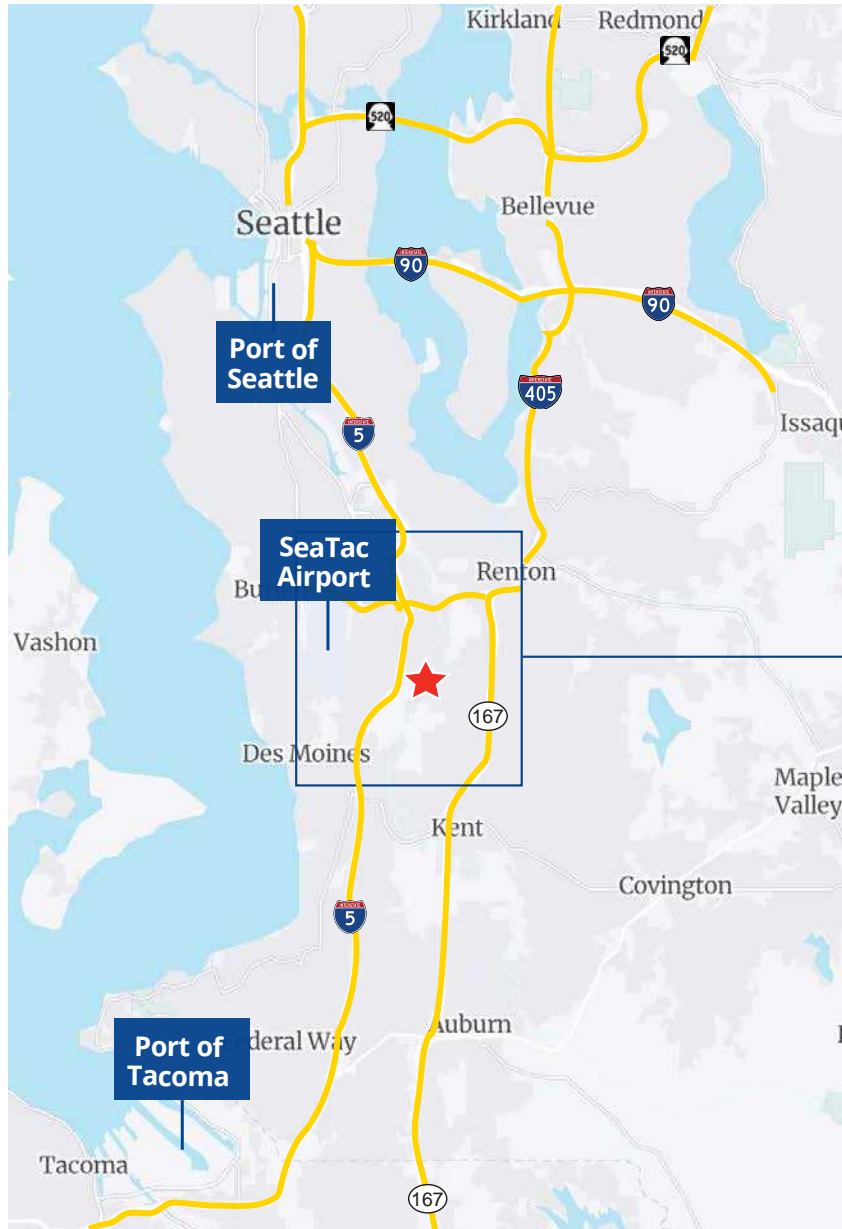


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Location and Access



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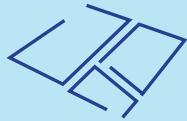


Property Details



Zoning

C/LI (Commercial Light Industrial) - City of Tukwila



Site Area

2.72 AC



Total Rentable SF

~71,900 SF
~12,150 SF mezzanine office



Power

3-phase, 480-volt power



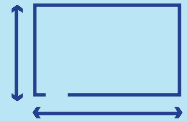
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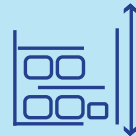
Parking

Approximately 56 car stalls



Building Dimensions

250' x 253'



Clear Height

24'



Lighting

Warehouse: Fluorescent
Office: LED



Roof

Granulated modified roof with reflective coating



Loading

6 Dock-high doors
2 Grade-level doors



Truck Courts

Approximately 104'



Construction Type

Concrete tilt-up



Sprinklers

Sprinklered



Floor Slab

6"

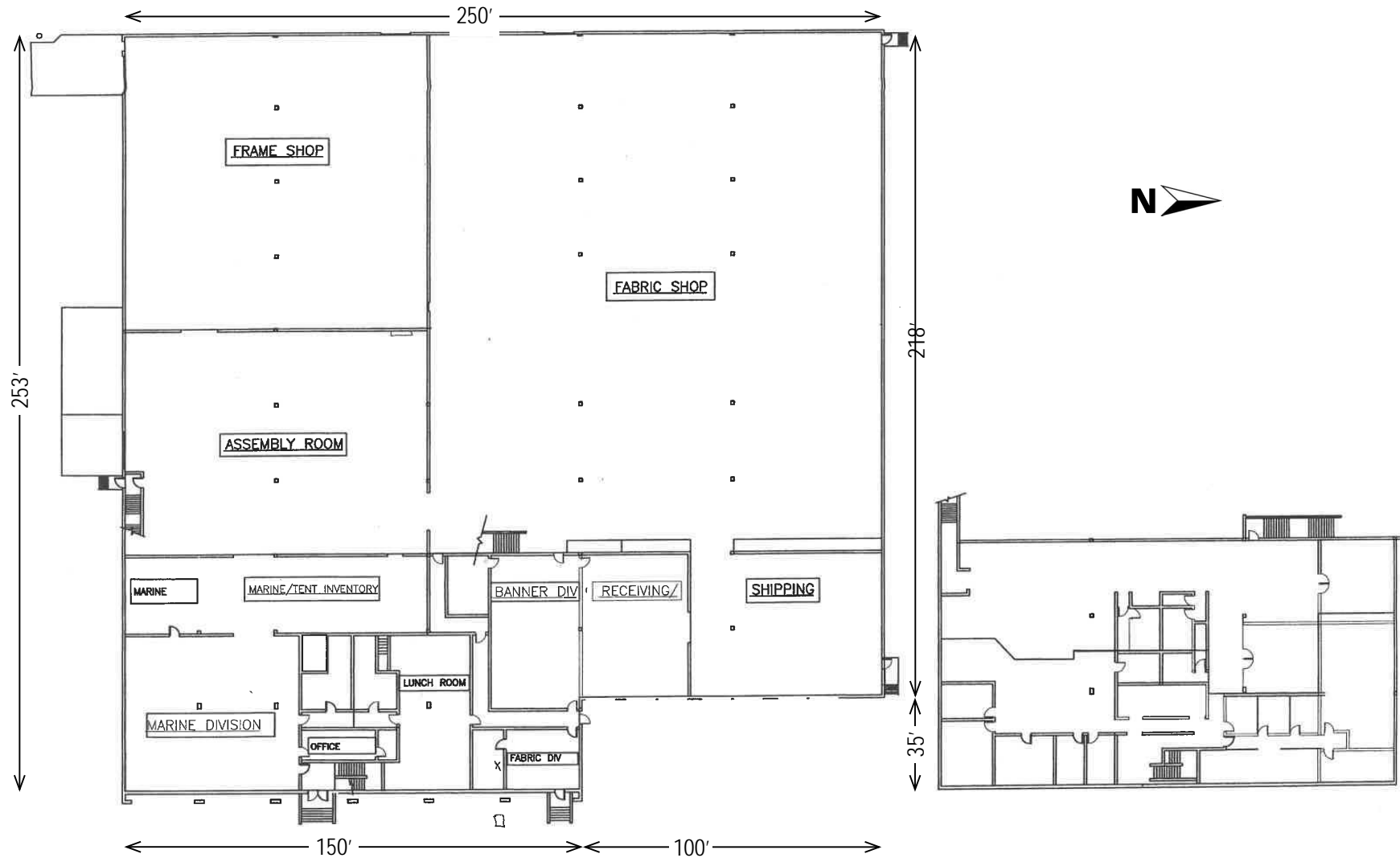


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Building Plan



*Seller indicates this building plan is approx. 90% accurate.