

17045 Tye Street SE
Monroe, WA 98272



FOR SALE

39,205 RSF FULL BUILDING OWNER/USER INDUSTRIAL OPPORTUNITY

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BUILDING OVERVIEW

Location: 17045 Tye Street SE
Monroe, WA 98272

Building SF: 39,205 SF

Office SF: 6,440 SF

Warehouse SF: 32,765 SF

Extra storage: 2,842 SF heavy duty mezzanine

Parking: 36 stalls

Loading Doors: 6 dock high / 1 grade level ramp

Clear Height: 21' - 24'

HVAC: HVAC for office, and Reznor unit heaters for warehouse freeze protection

Electrical: 600 amp 480/277 volt service

Availability: April 1, 2025

Building Signage: Prominent visibility to daily 23,000+ Highway 2 traffic count

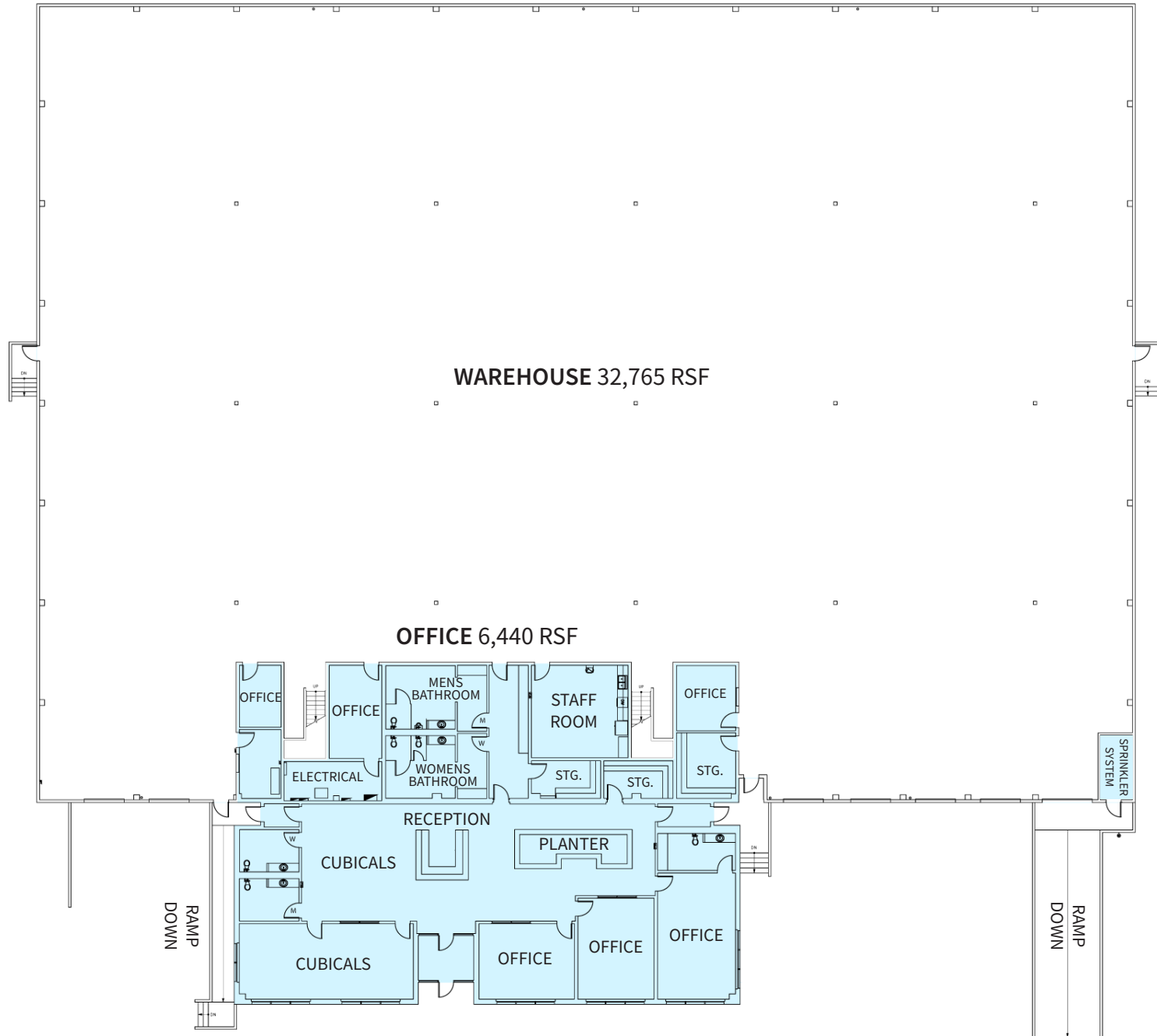
FLOOR 1 FLOOR PLAN



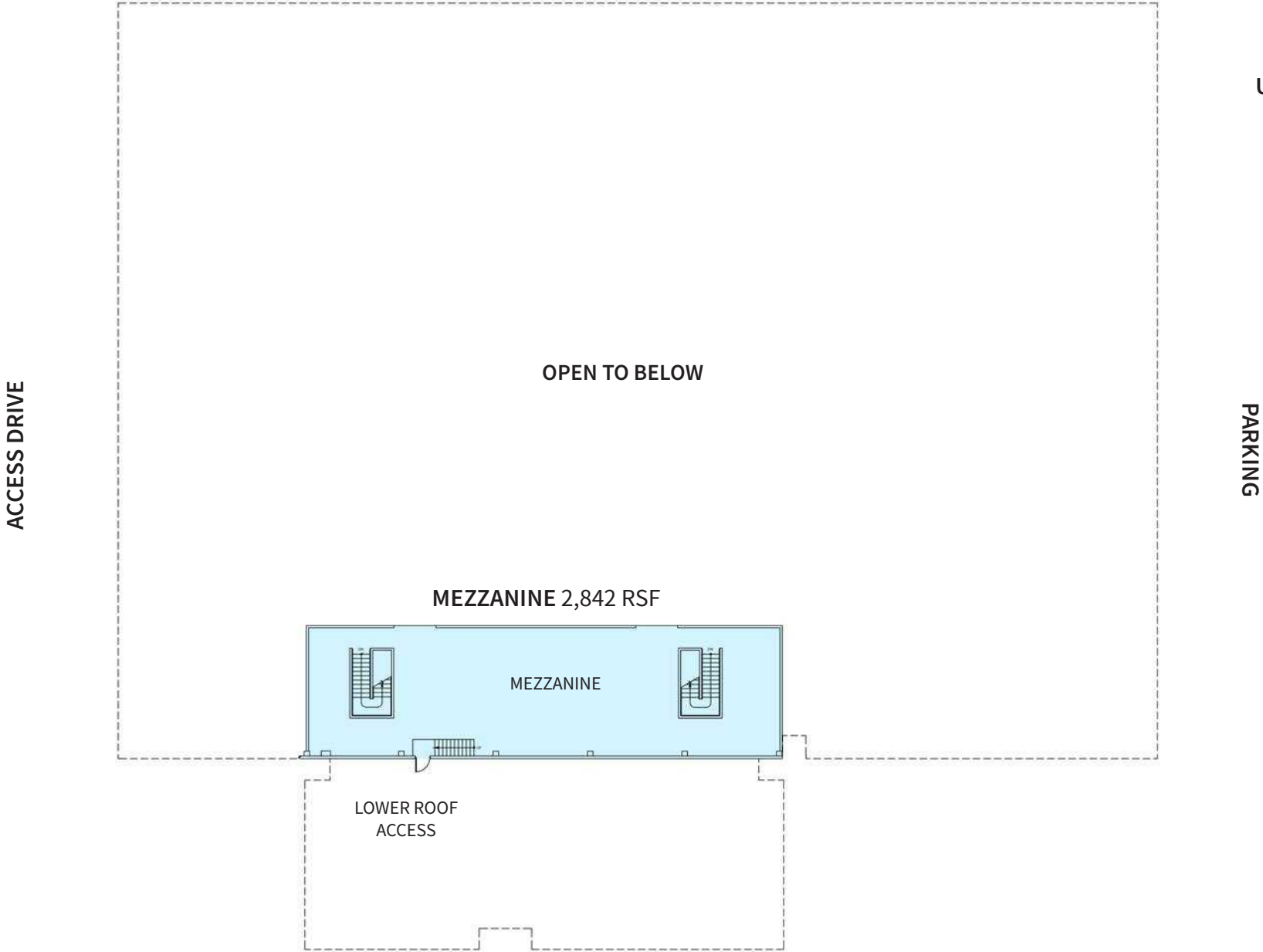
U.S. ROUTE 2

PARKING

ACCESS DRIVE

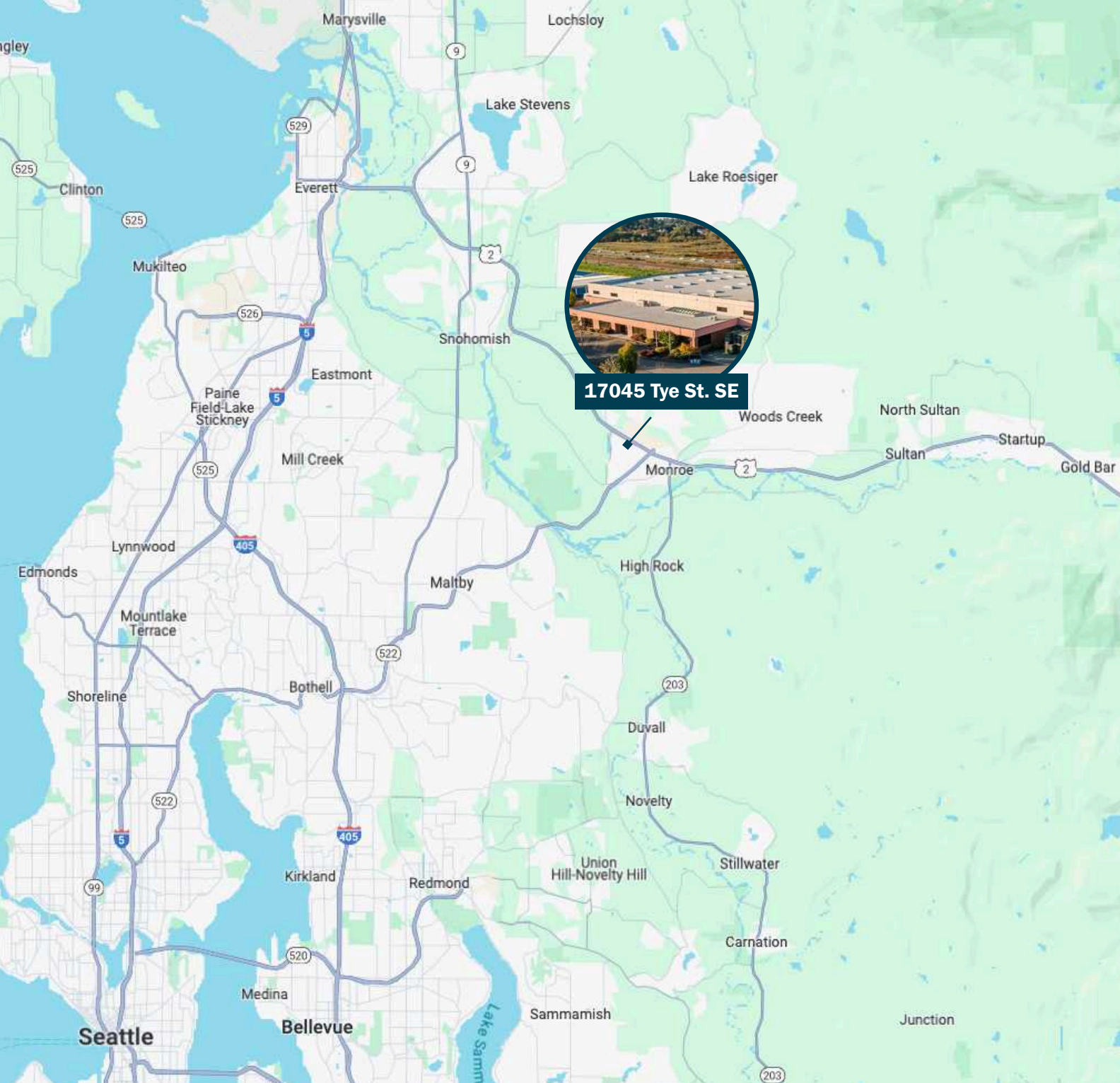


FLOOR 2 FLOOR PLAN



INTERIOR & EXTERIOR PHOTOS





DRIVING DISTANCES

14.3 miles
to I-405 via SR522

33 miles
to Port of Seattle

13.6 miles
to I-5 via Highway 2

16.3 miles
to Port of Everett

IN GOOD COMPANY



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CALL BROKER FOR PRICING

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