



TUKWILA INTERNATIONAL BLVD.
DEVELOPMENT SITE

OFFERING MEMORANDUM

PARAGON

REAL ESTATE ADVISORS

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Information within this marketing package has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for inaccuracies.

EXCLUSIVELY LISTED BY:

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OFFERING

Paragon Real Estate Advisors is pleased to present the exclusive listing of the Tukwila International Blvd. Development Site. The current offering includes over 6 acres of land with two current buildings totally over 3,000 square feet of commercial space housing cash flowing entities under contract through 2028.

The property is zoned Light Industrial with ample redevelopment opportunities to pursue (Buyer to Verify). With its ample frontage and a traffic volume of over 15,000 cars daily, the location offers new ownership the chance to capitalize on a strong location in the heart of Tukwila. With immediate access to I-5, Highway 99, and I-599 the site provides easy access to Seattle, SeaTac, and Renton in minutes. Seize this chance to shape the future of one of the major thoroughfares in Tukwila, with a versatile property that offers immediate utility and long-term potential.



FINANCIAL SUMMARY

NAME	Tukwila International Blvd. Dev. Site
ADDRESS	12455-12605 Tukwila Intl. Blvd Tukwila, WA 98168
PRICE	Unpriced
PARCEL NUMBERS	092304-9438 092304-9117 092304-9102
CURRENT IMPROVEMENTS	Autobody Shop
BUILDING SIZE	3,790 Total Net Rentable
NUMBER OF BUILDINGS	2
LOT SIZE	270,102 Square Feet
ZONING	C/L1

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PROPERTY DETAILS

INVESTMENT HIGHLIGHTS

- 6 Acres of commercial land in Tukwila along Tukwila International Boulevard
- Strong cash flowing property with leases signed through 2028
- NOI of \$157,000
- Zoned Commercial/Light Industrial creating a variety of redevelopment opportunities
- Clean property with no floodplains, limited topographical impacts
- Over 3,000 Square Feet of Office/Light Industrial space on site
- Strategically located for redevelopment as a Data center, Office Complex, or Multifamily housing (Buyer to verify)
- Over 750Ft of frontage along Tukwila International Blvd



PARAGON REAL ESTATE

\$4.5 B
Sales Volume

28
Years in
Business

20+
Brokers

48 k
Units Sold

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— ABOUT US

Leading investment firm for multi-family property

Paragon Real Estate Advisors is a leading Seattle real estate investment firm for multi-family property sales in Washington State. We are locally owned, client-focused, and highly experienced. When it comes to apartments and investment real estate in the Puget Sound region, we are the smart choice to partner with.



Puget Sound's Premiere Commercial Real Estate Brokerage

PARAGON REAL ESTATE ADVISORS

In 1995 our founders saw an opportunity to form a new kind of brokerage, one that focused on sharing information between brokers and truly partnering with its clients. Paragon Real Estate Advisors quickly established itself as a leading Seattle real estate investment firm.

Paragon Real Estate Advisors is the leading Seattle real estate investment firm for multi-family property sales in Washington State. We have accrued over \$4.1 billion in sales and have closed over 1,800 successful real estate transactions. We are locally owned, client-focused, and highly experienced.

At Paragon, we build long-term partnerships that help our clients reach their long- and short-term real estate investment goals while maintaining maximum profitability for them. Our brokers have an in-depth knowledge of the Washington state real estate market, particularly in the greater Seattle area and the I-5 corridor, that comes from more than 20 years' experience in the industry. Paragon's unique focus on sharing knowledge, teamwork and collaboration within the brokerage industry leverages our collective intellect for all our clients. Our brokers provide superior customer representation through our innovative and effective marketing campaigns, co-brokerage, skilled negotiations, and ongoing partnerships.

Visit our new website! [ParagonREA.com](https://www.ParagonREA.com)

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