



223,656 SF AVAILABLE
FOR SALE

99,522 SF AVAILABLE
FOR LEASE



www.555monsterroad.com

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ELION
KBCADVISORS

PROPERTY OVERVIEW



SUITE C
59,832 SF
VACANCY

SUITE B
39,690 SF
VACANCY

SUITE A
124,134 SF
LEASED THROUGH 5/31/2028

- ▲ DOCK-HIGH DOOR
- └ PIT LEVELER
- ≡ EDGE OF DOCK LEVELER
- ▲ DRIVE-IN DOOR

223,656 SF
TOTAL SF

20,785 SF
OFFICE SF

32
DH DOORS

5
GL DOORS

30'
CLEAR HEIGHT

100
PARKING STALLS

IM
ZONING

10.73
ACRES

50'X54'
COLUMN SPACING

LED
MOTION-SENSORED
LIGHTING THROUGHOUT

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VACANCY

SUITE B
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VACANCY

SUITE A
124,134 SF
LEASED THROUGH 5/31/2028

- ▲ DOCK-HIGH DOOR
- └ PIT LEVELER
- └ EDGE OF DOCK LEVELER
- ▲ DRIVE-IN DOOR

SUITE B SPECS

39,690 SF
TOTAL SF

1,097 SF
OFFICE SF

7
DH DOORS

1
GL DOOR

30'
CLEAR HEIGHT

LED
MOTION-SENSORED
LIGHTING
THROUGHOUT



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AVAILABILITY OVERVIEW

SUITE C
59,832 SF
VACANCY

SUITE B
39,690 SF
VACANCY

SUITE A
124,134 SF
LEASED THROUGH 5/31/2028

- ▲ DOCK-HIGH DOOR
- └ PIT LEVELER
- └ EDGE OF DOCK LEVELER
- ▲ DRIVE-IN DOOR

SUITE C SPECS

59,832 SF
TOTAL SF

1,200 SF
OFFICE SF

13
DH DOORS

1
GL DOOR

30'
CLEAR HEIGHT

LED
MOTION-SENSORED
LIGHTING
THROUGHOUT



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**ACCESS
MAP**

INGRESS ←

EGRESS →

HWY 167 2 MINUTES

I-405 3 MINUTES

I-5 6 MINUTES

I-90 16 MINUTES

M555
MONSTER RD

518

405

5

405

167

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PREMIER REGIONAL CONNECTIVITY



1 HOUR DRIVE TIME

	FORKLIFT DRIVERS	WAREHOUSE WORKERS	ASSEMBLERS & FABRICATORS
2024 RESIDENT WORKERS	7,161	63,851	16,062
2019 - 2024 % CHANGE IN RESIDENT WORKERS	32%	7%	-6%
2024 NET COMMUTERS	1,020	8,943	2,497
AVERAGE HOURLY EARNINGS	\$24.32	\$23.58	\$19.54

REGIONAL CONNECTIVITY



	SEATAC INTERNATIONAL AIRPORT	5.2 MILES
	DOWNTOWN SEATTLE	10.9 MILES
	PORT OF SEATTLE	12.2 MILES
	PORT OF TACOMA	22.2 MILES

2024 POPULATION

30 MINUTES



1,618,262

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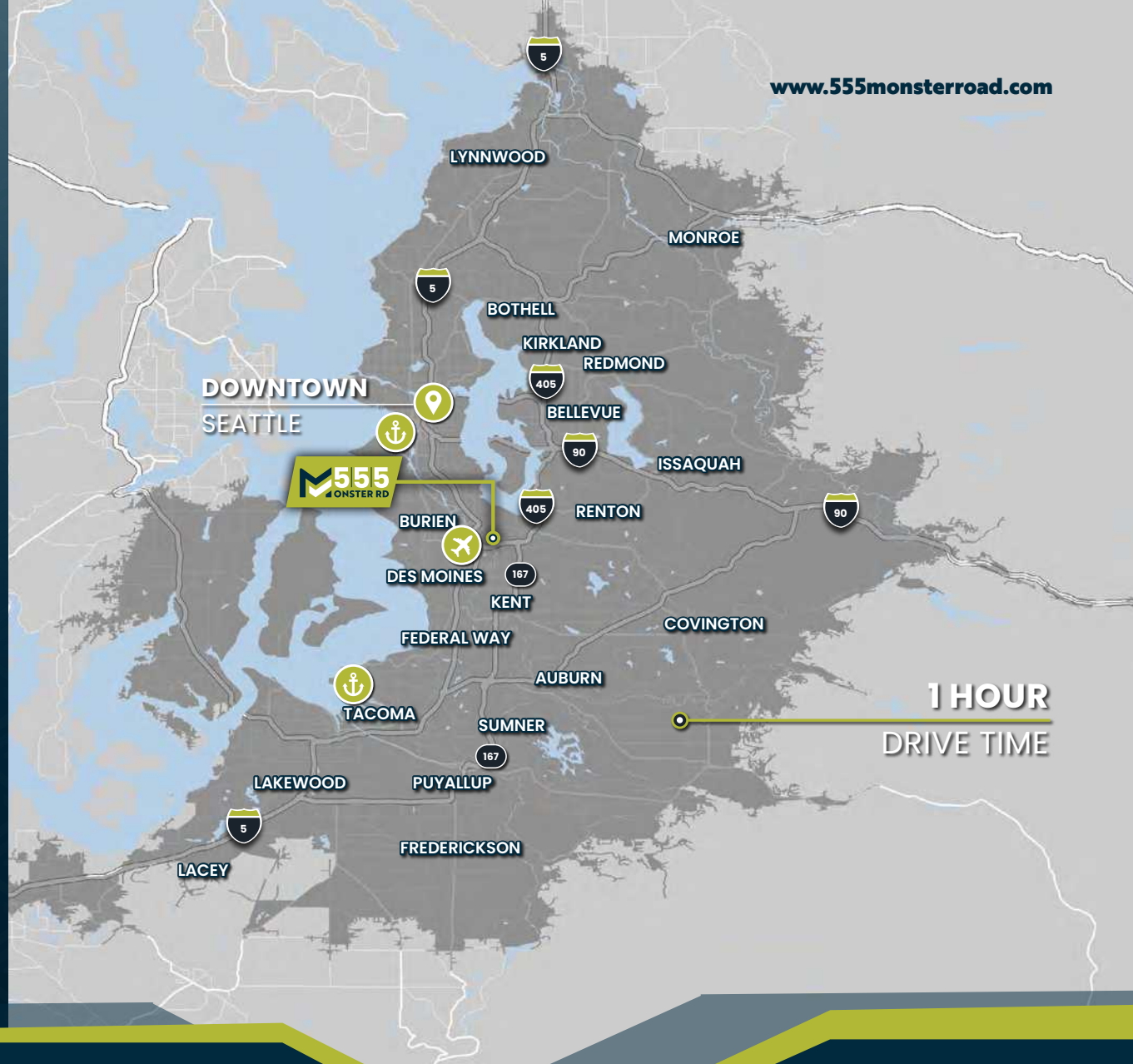
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1 HOUR
DRIVE TIME

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