

# TUKWILA INDUSTRIAL

1224 - 1226 ANDOVER PARK E | TUKWILA, WA

OWNER/USER BLDG FOR SALE

# FOR SALE

## 26,674 SF TOTAL

### BUILDING FEATURES:

CELL TOWER INCOME  
SOLAR POWER SAVINGS  
NEW LED LIGHTING  
NEW HVAC UNIT  
NEW OFFICE/SHOWROOM  
NEW SECURITY SYSTEM

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**THE ANDOVER  
COMPANY, INC.**  
CORFAC INTERNATIONAL

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## PROPERTY HIGHLIGHTS

26,674 SF TOTAL

3,984 SF OFFICE (2,112 SF & 1,872 SF)

24' CLEAR HEIGHT

5 DOCK HIGH DOORS

1.02 AC SITE

APPROX. 32 PARKING STALLS (POTENTIAL FOR ADDITIONAL)

32 PARKING STALLS

FREE STANDING BUILDING

HEAVY POWER (BUYER TO VERIFY)

CONCRETE BUILDING

SPRINKLERED

BUILDING CAN BE DEMISED TO TWO SPACES

**ASKING: \$8,989,000**

## PROPERTY FEATURES

CELL TOWER INCOME

SOLAR POWER SAVINGS

NEW MOTION SENSORED WAREHOUSE LED LIGHTING

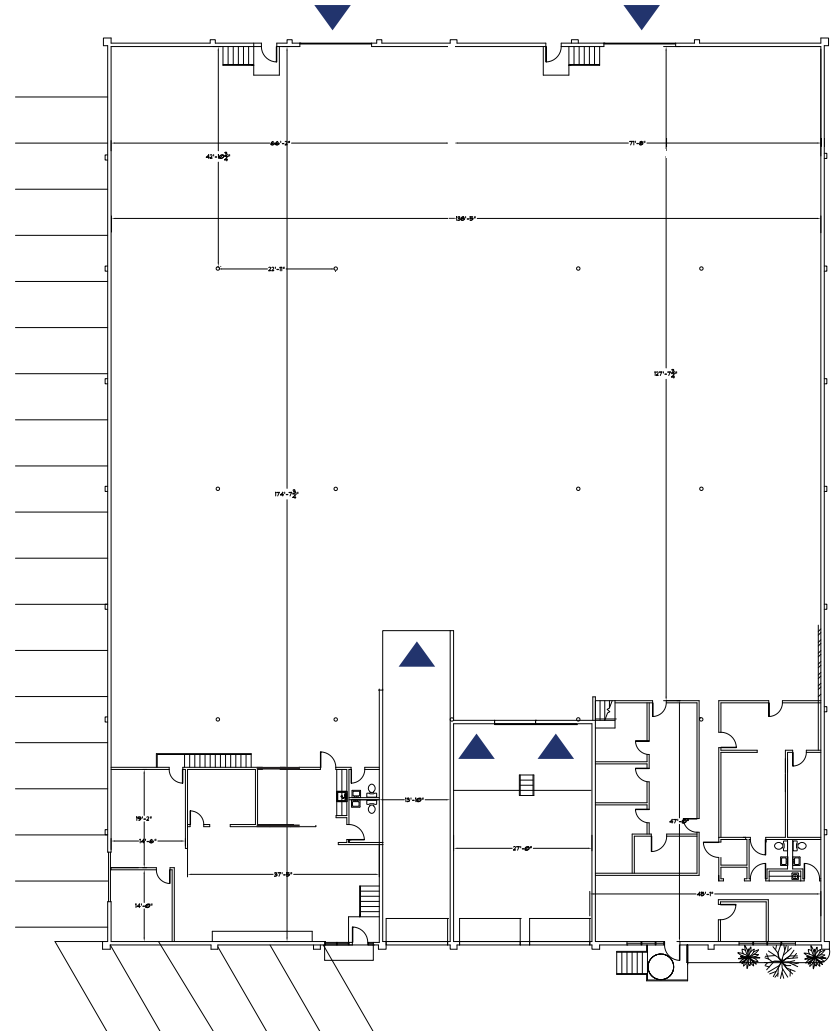
NEW HVAC UNIT

WHITE-BOXED WAREHOUSE AREA

NEWLY IMPROVED NORTH END OFFICE/SHOWROOM AREA

NEW BUILDING SECURITY SYSTEM IN PLACE

**FOR SALE**  
**26,674 SF TOTAL**



▲ Dock high door

DO NOT DISTURB CURRENT OWNER/USER.  
ARRANGE ALL SITE VISITS WITH LISTING AGENTS.

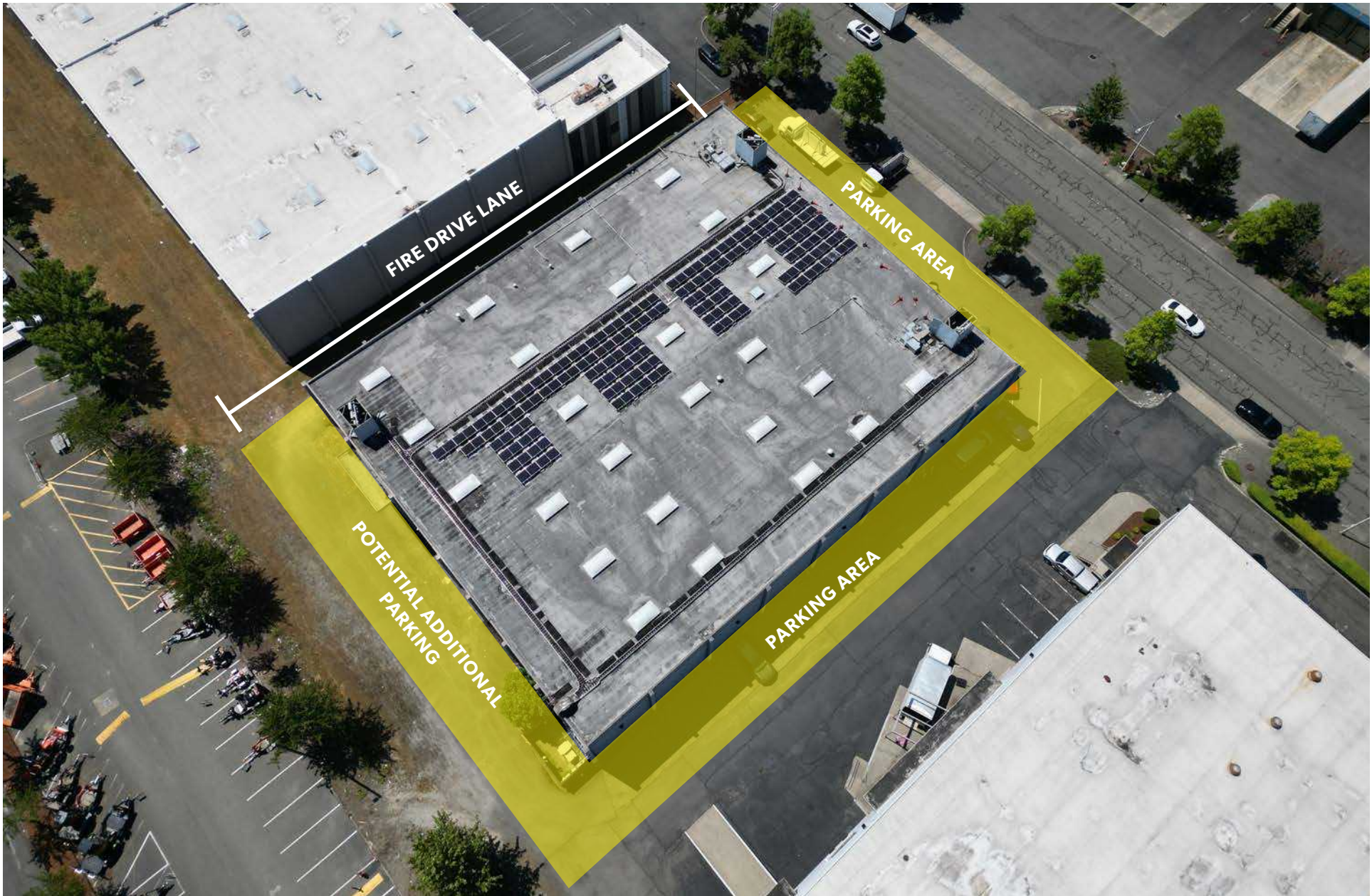
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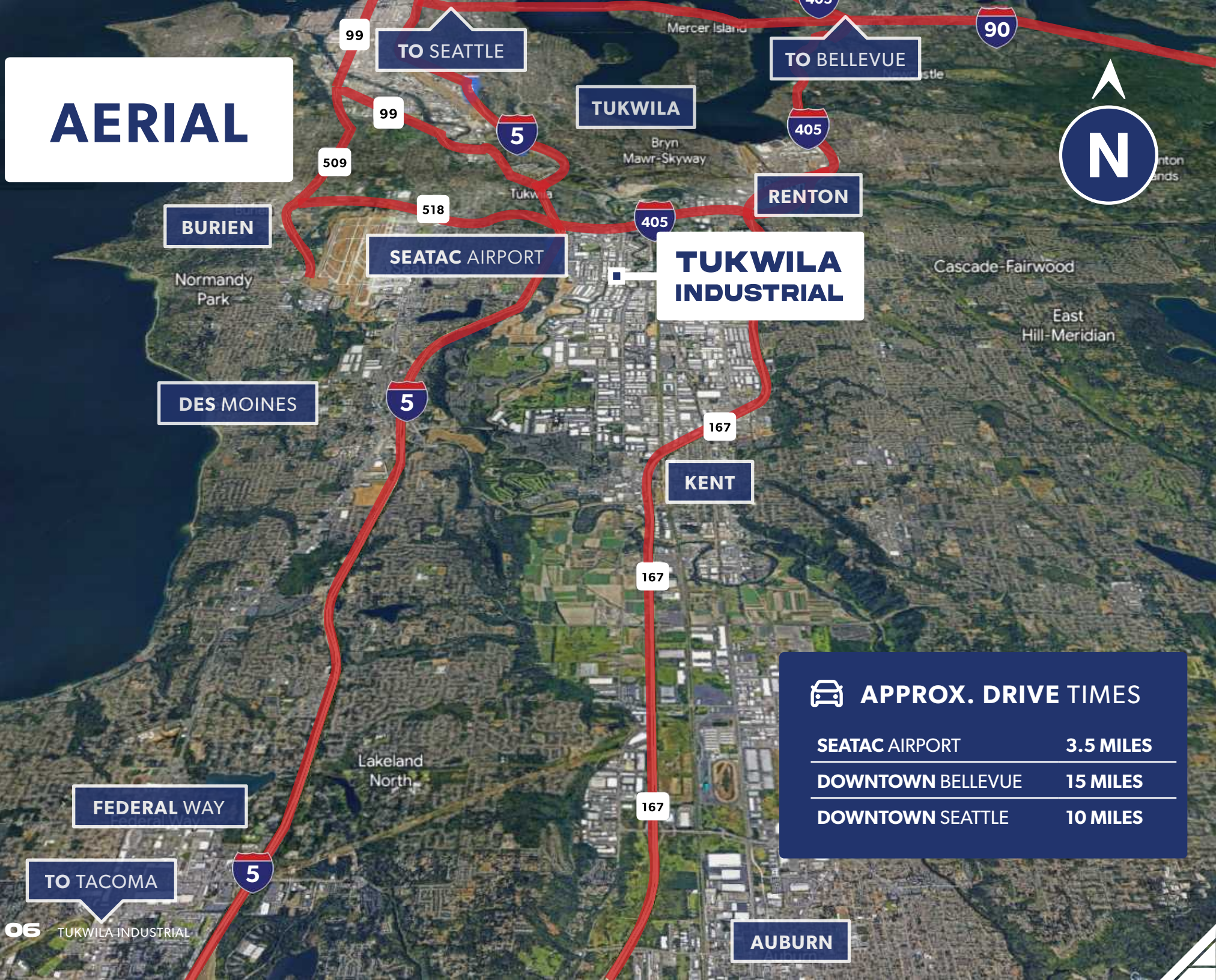


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# AERIAL



TO SEATTLE

TO BELLEVUE

BURIEN

SEATAC AIRPORT

TUKWILA

RENTON

TUKWILA INDUSTRIAL


DES MOINES

KENT

FEDERAL WAY

TO TACOMA

AUBURN

 APPROX. DRIVE TIMES	
SEATAC AIRPORT	3.5 MILES
DOWNTOWN BELLEVUE	15 MILES
DOWNTOWN SEATTLE	10 MILES

# SALES COMPARABLES

	PROPERTY NAME	PROPERTY ADDRESS	CITY	SALE DATE	YEAR BUILT	BLDG SF	SALE PRICE	SALE PRICE/SF
	East Valley Distribution Center	20441 84th Ave S	Kent	12/29/2021	1974	30,100	\$10,140,826	\$336.90
	Lincoln Distribution South	19615 Russell Rd S	Kent	4/19/2022	1992	48,683	\$15,550,000	\$319.41
	3810 B Street NW	3810 B Street NW	Auburn	6/04/2024	1984	10,134	\$3,300,000	\$325.64
	Snap-on Tools Bldg	5862 S 194th St	Kent	10/17/2023	1987	15,510	\$4,850,000	\$312.70
	Nelson Bldg	813 44th St NW	Auburn	1/30/2024	2014	49,435	\$15,100,000	\$305.45
	Market NW Bldg	25329 74th Ave S	Kent	3/07/2024	1993	24,175	\$7,250,000	\$299.90

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*The information contained herein has been obtained from reliable sources, but is not guaranteed. A prospective buyer/tenant should verify each item relating to this property and all information contained herein.*



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