



INDUSTRIAL LOT AVAILABLE NOW

809 W Main St | Auburn, WA 98001

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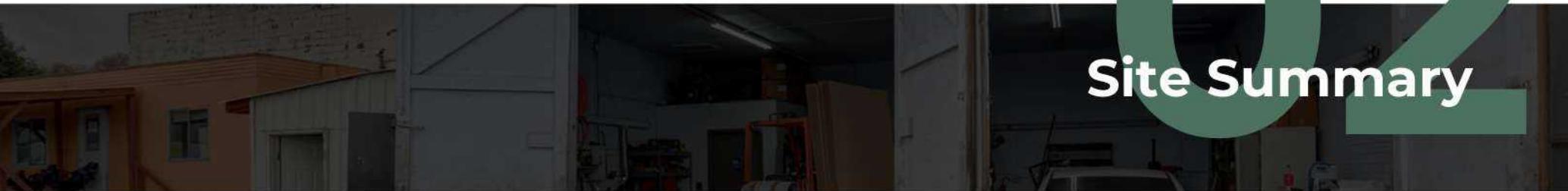
ABOUT THE PROPERTY



Positioned along West Main Street in the Auburn industrial corridor, 809 W Main St offers a functional 2,274 SF warehouse paired with a sizable 0.76-acre fenced yard. The property features 16' clear height, two exterior dock doors, secured yard space, and 11 surface parking stalls — ideal for contractors, logistics, fleet storage, or light industrial users. Zoned M1 – Light Industrial, this site supports a wide range of commercial and industrial uses. Located within walking distance to Auburn Station and minutes from Highway 167, the property offers excellent accessibility and strong visibility within a high-demand industrial submarket.



Zoning:	M1 - Light Industrial
Property Address:	809 W Main St Auburn, WA 98001
Land Area:	0.76 acres (32,990 SF)
Building Size:	2,274 SF
# of Buildings:	1 Total
# of Docks:	2 Exterior
Clear Height:	16'
Parking:	11 surface spaces (4.40/1,000 SF)
Year Built:	1921



DEMOGRAPHIC OVERVIEW

6,471

APPX. POPULATION OF
AREA (1 MILE RADIUS)

97%

CURRENTLY
EMPLOYED

2,886

AVG. HH TOTAL

\$43K

MEDIAN HH INCOME

+11.01%

POPULATION
GROWTH

75.47%

RENTER-OCCUPIED
HOUSING

SURROUNDING

BUSINESS & CONSUMER ACTIVITY

1,196 TOTAL BUSINESSES

- **Manufacturing** (5,637 employees)
- **Retail & Wholesale** (3,428 employees)
- **Hospitality & Food Service** (1,173 employees)
- **Construction & Trades** (450 employees)
- **Health & Social Assistance** (2,105 employees)

CONSUMER SPENDING

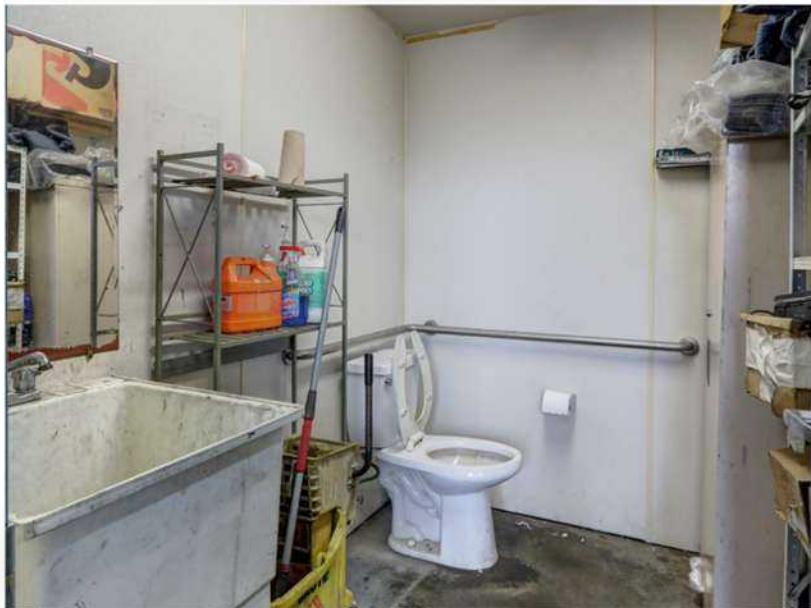
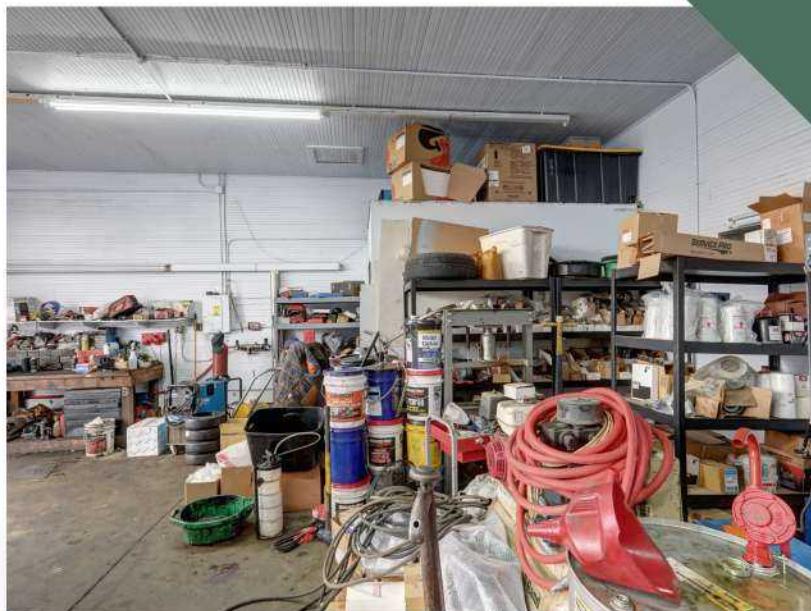
- **\$69.7M** total consumer spending
- **\$21.1M** on food & alcohol
- **\$16.7M** on transportation & auto-related expenses
- **\$10.8M** on entertainment & hobbies

04

05 PHOTOS

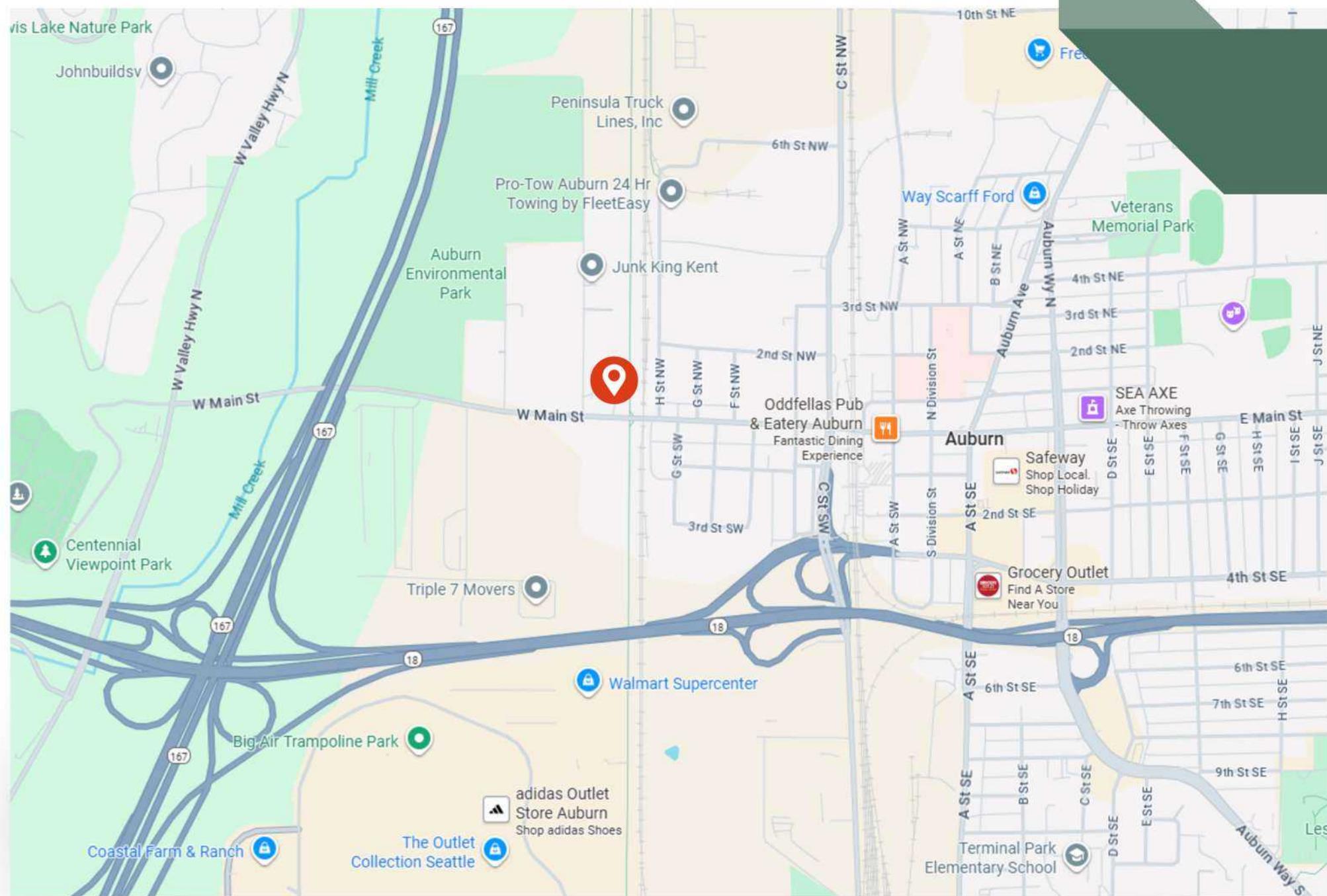


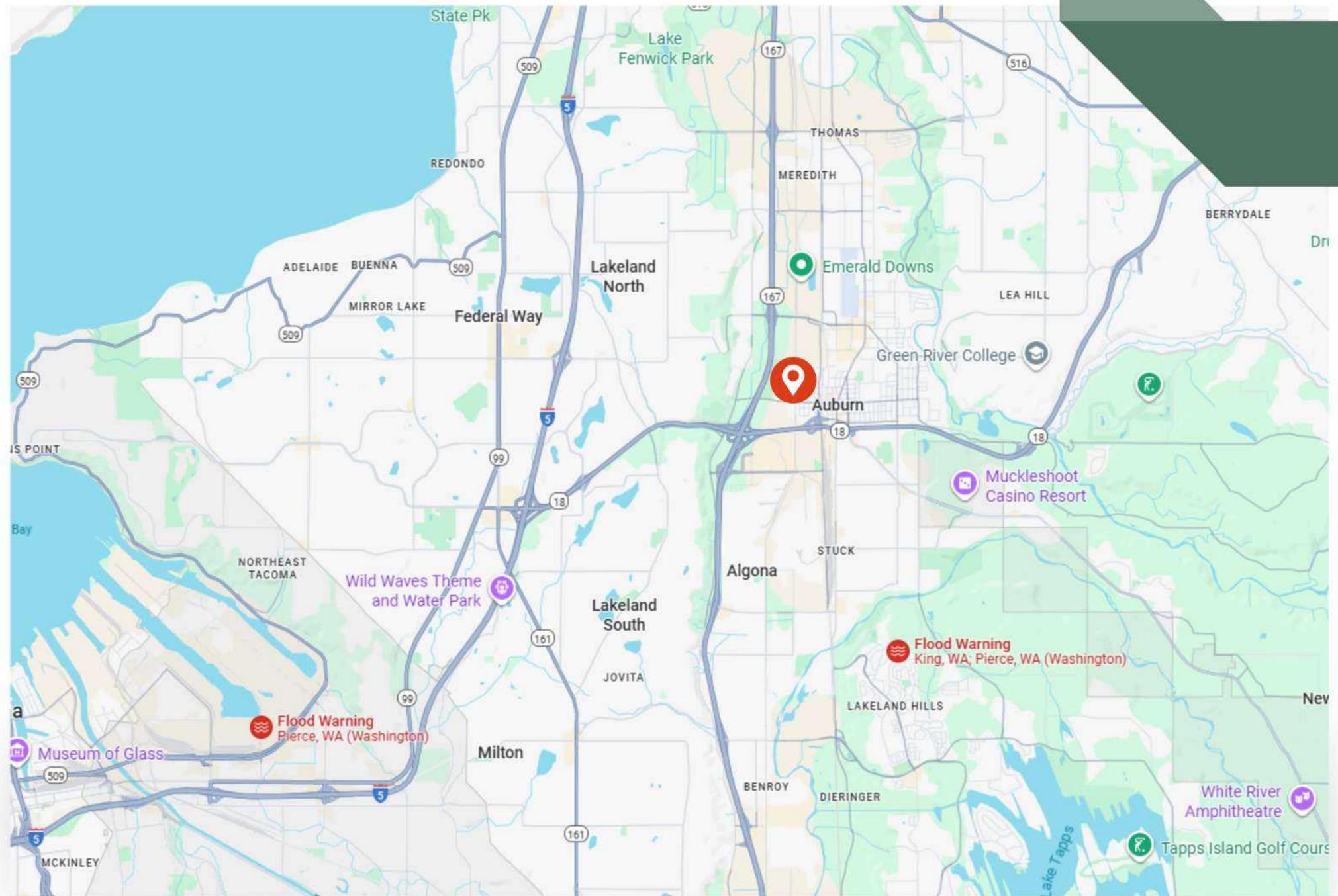














Interested In This Property?

Contact us today.



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