

# INDUSTRIAL LOT **AVAILABLE NOW**

**809 W Main St | Auburn, WA 98001**

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# ABOUT THE PROPERTY

# 01

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

02  
Site Summary





# 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

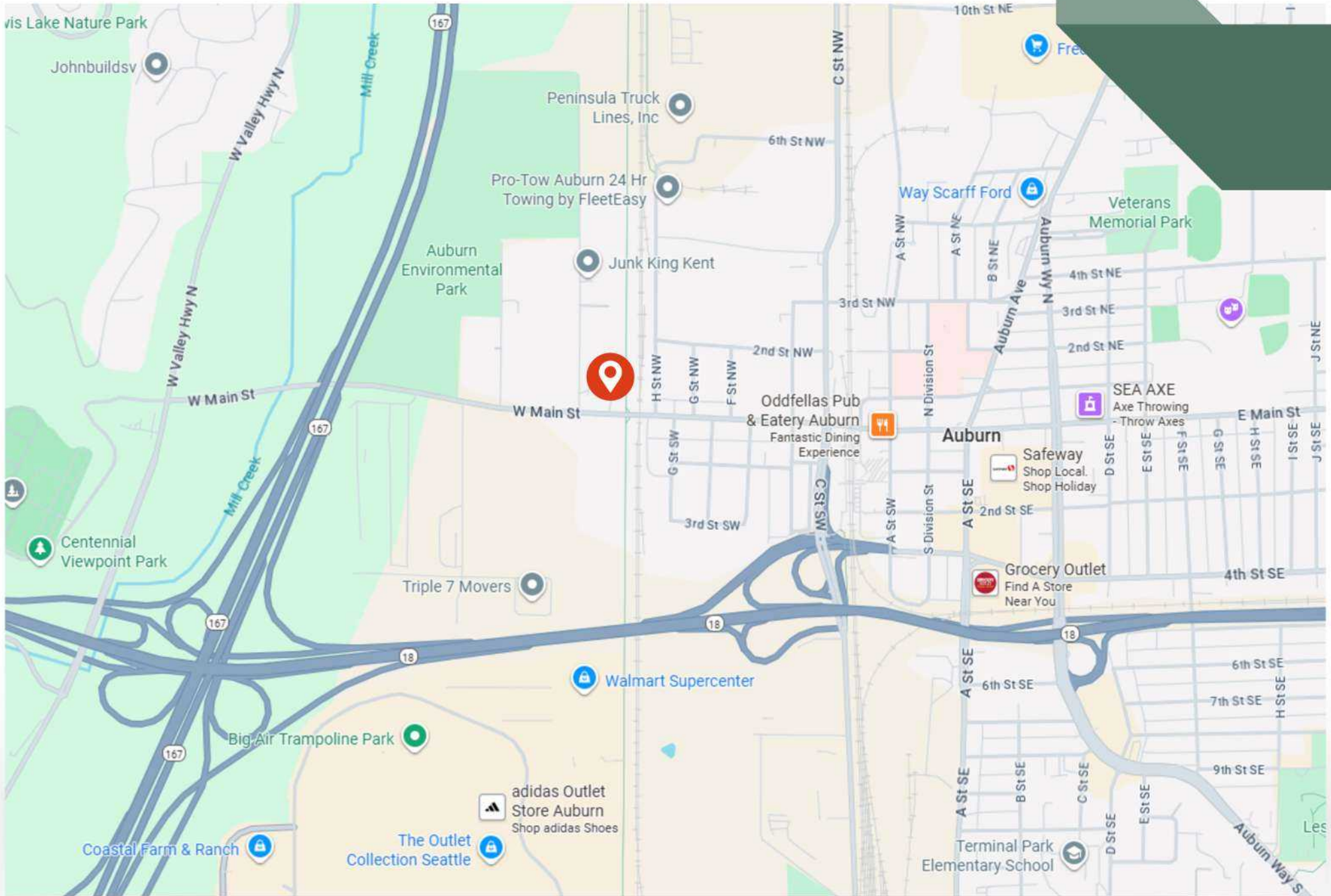


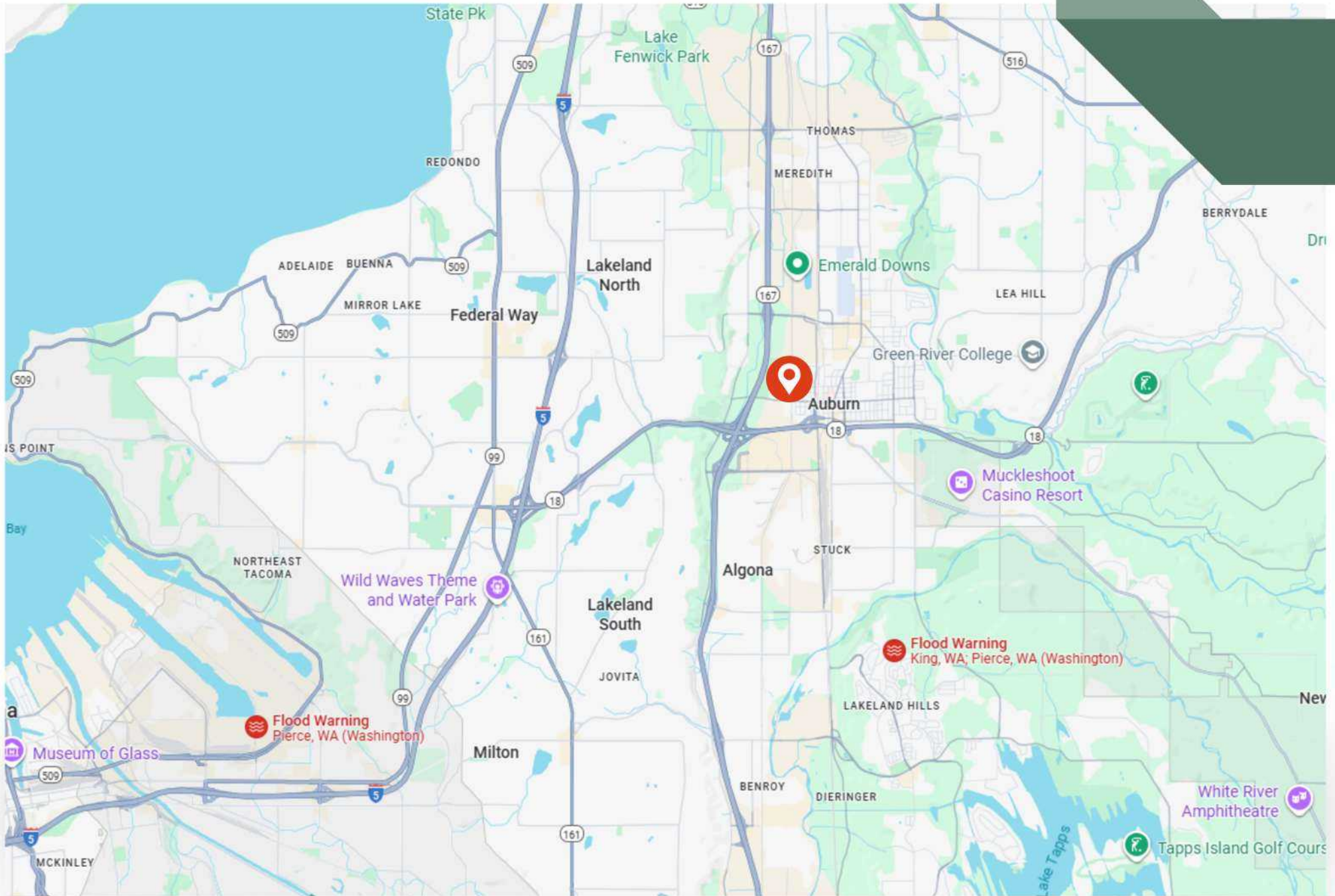












# Interested In This Property?

Contact us today.



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