

For Sale

12014 44th Pl S

TUKWILA, WA

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NAI Puget Sound
Properties

Offering Summary

NAI Puget Sound Properties is pleased to present 12014 44th Pl S, Tukwila, WA for sale. This 2,949-square-foot warehouse/shop building sits on a 31,043 SF parcel, offering a rare combination of functional industrial improvements and significant excess land.

The property is ideally suited for an owner-user or investor seeking outdoor storage, future expansion, or a wide range of industrial uses. The building is equipped with 480V 3-Phase heavy power, making it an excellent fit for fabrication, contractor, and light manufacturing operations. The site provides quick access to I-5, I-405, SR-167, and Boeing Field, while remaining close to Sea-Tac Airport and the greater South Seattle & South King County industrial corridors.

Please contact the listing brokers for additional details or to schedule a tour.



1,700,000

ADDRESS	12014 44th Pl S, Tukwila, WA
BUILDING AREA	2,949 SF › Metal Shed Building – 1,500 SF (not including in Building Area)
LOT SIZE	31,043 SF (±0.71 Acres)
POWER	480V, 3-Phase
CONSTRUCTION TYPE	Concrete / Masonry
LOADING	3 Grade Level (12'-16')
CLEAR HEIGHT	22'
PARKING / YARD	Ample On-Site Parking & Laydown Area
ENVIRONMENTAL	Clean Phase 1 as of April 20, 2022



Investment Highlights



+ RARE EXCESS LAND OPPORTUNITY

Over 31,000 SF of land with a small building footprint provides flexibility for outdoor storage, vehicle parking, equipment staging, or future expansion.

+ HEAVY POWER – INDUSTRIAL READY

Equipped with heavy power, supporting energy-intensive uses such as fabrication, machining, automotive, welding, and light manufacturing.

+ PRIME TUKWILA INDUSTRIAL LOCATION

Strategically located near I-5, I-405, SR-167, Boeing Field, and Sea-Tac Airport, offering excellent regional access for distribution and service users.

+ FLEXIBLE OWNER-USER OR INVESTOR ASSET

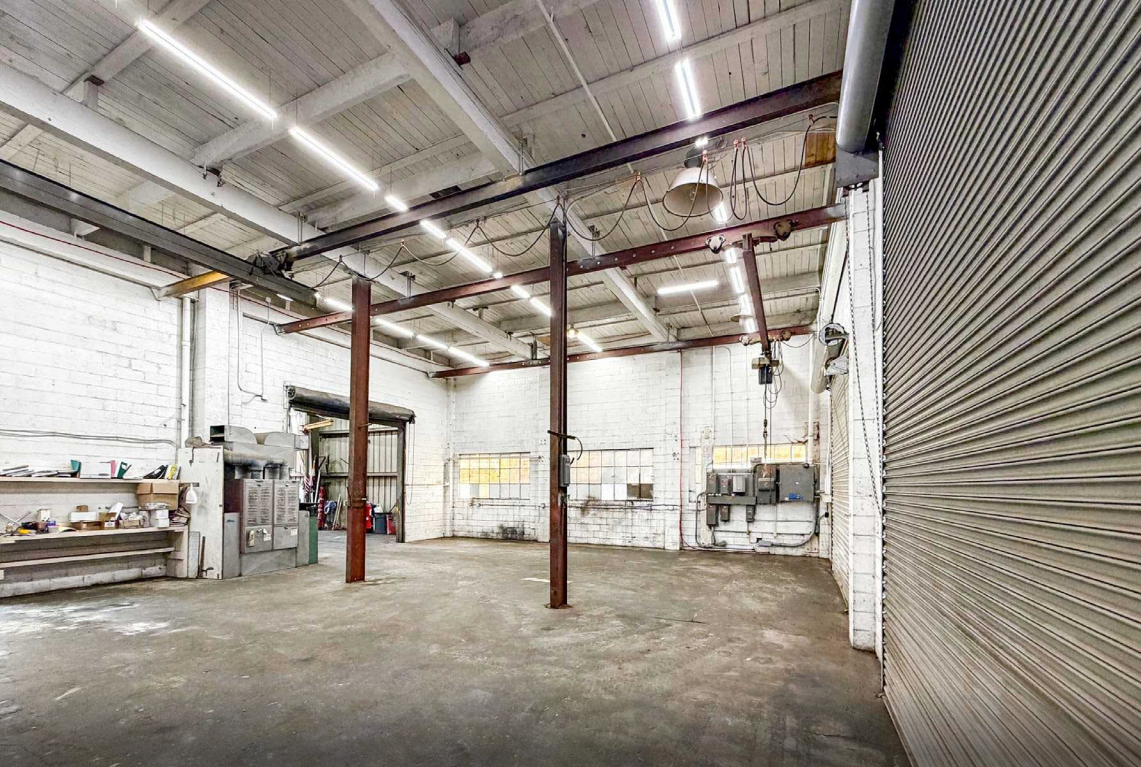
Ideal for contractors, service businesses, trade users, or investors seeking covered land in a constrained industrial market.

+ LOW COVERAGE, HIGH UTILITY SITE

Efficient improvements paired with expansive yard space create operational flexibility rarely available in close-in industrial submarkets.

+ GRANDFATHERED INDUSTRIAL USE

The property is zoned LDR (City of Tukwila). The existing use of heavy industrial and similar uses are “grandfathered” as legal non-conforming uses.



Covered Shed/Work Station

Aerial Map







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EXCLUSIVELY LISTED BY:

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