

FOR SALE

# 17120 TYE ST SE

*11,300 SF Building on 1.16 AC*

MONROE, WA

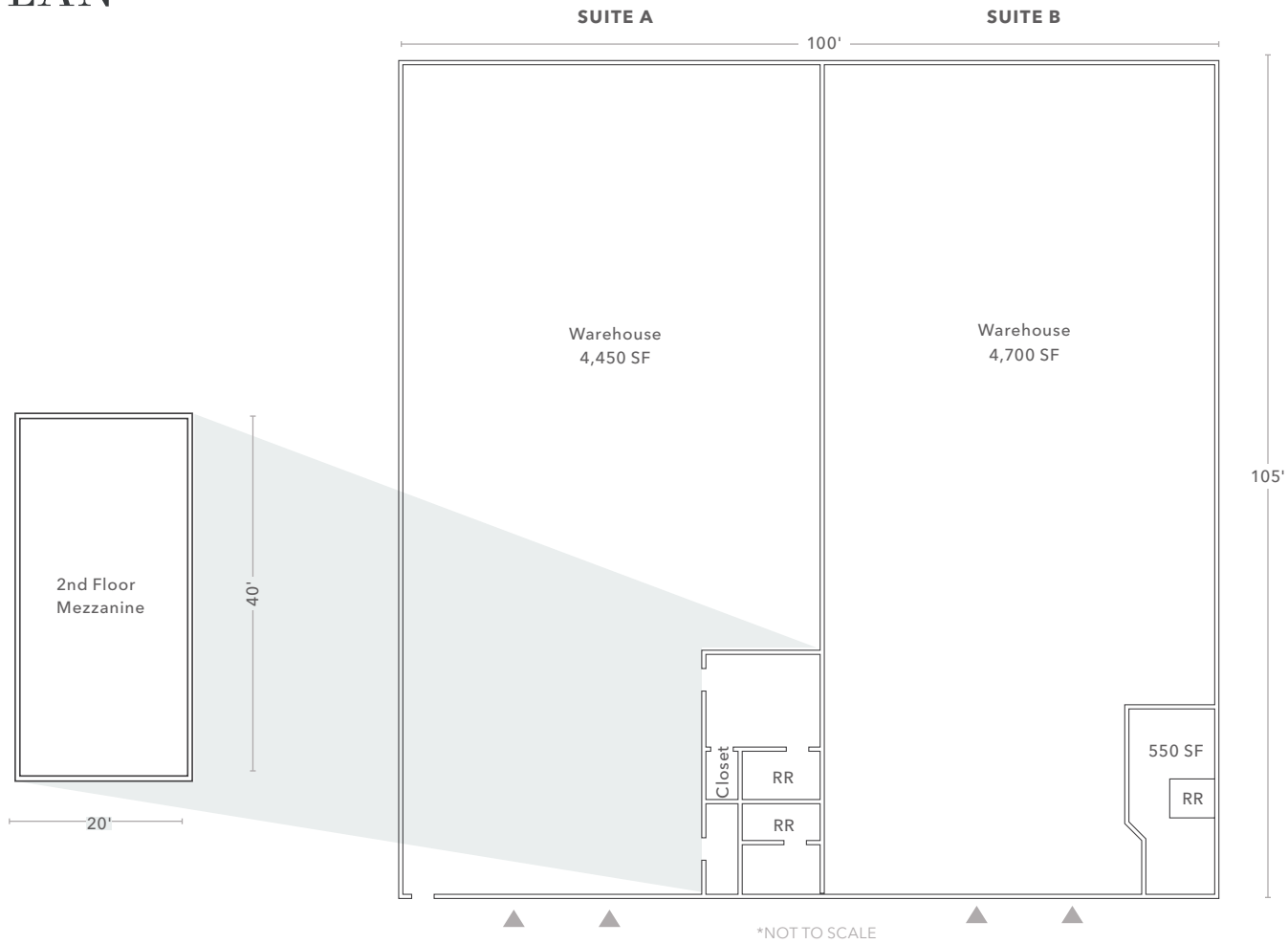
PROPERTY OVERVIEW

LAND AREA	1.16 AC
BUILDING AREA	11,300 SF
	6,050 SF
SUITE A	<ul style="list-style-type: none"><li>• 4,450 SF warehouse</li><li>• 1,600 SF office (on 2 floors)</li></ul>
	5,250 SF
SUITE B	<ul style="list-style-type: none"><li>• 4,700 SF warehouse</li><li>• 550 SF office</li></ul>
SECURED YARD	±18,000 SF of fenced and secured yard
LOADING	4 Oversize Grade Level loading doors (14' H x 12' W)
CLEAR HEIGHT	17' - 20' clear height
POWER	800 amps 208v 3 phase power (400 amps 208v per suite)
FEATURES	Oil/water separator on-site
YEAR BUILT	2000
ZONING	Light Industrial (LI)

**\$3,600,000**  
SALE PRICE



# FLOOR PLAN



**11,300 SF**

TOTAL BUILDING AREA

**6,050 SF**

SUITE A

**5,250 SF**

SUITE B

▲ Grade-level loading

17120 TYE ST SE | MONROE, WA



AVAILABLE FOR SALE

KIDDER MATHEWS

6.3 MI

TO SNOHOMISH

14.5 MI

TO EVERETT

15.2 MI

TO BOTHELL

20 MI

TO REDMOND

25.1 MI

TO BELLEVUE

Exclusively listed by

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