
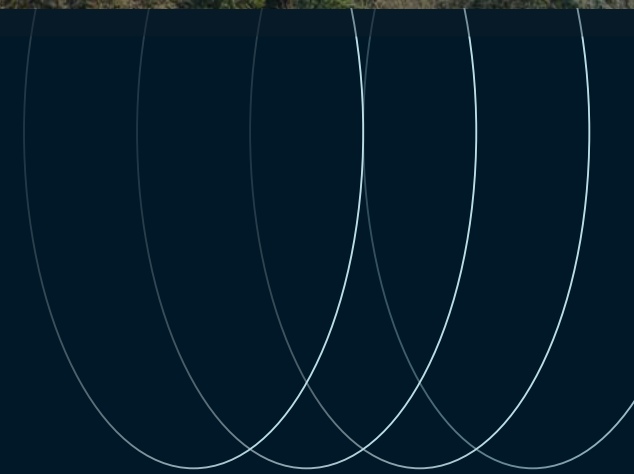




# For Lease or Sale

3705 W Valley Hwy N, Auburn, WA

 **JLL** SEE A BRIGHTER WAY





# 5.59 acres total

4.75 acres usable

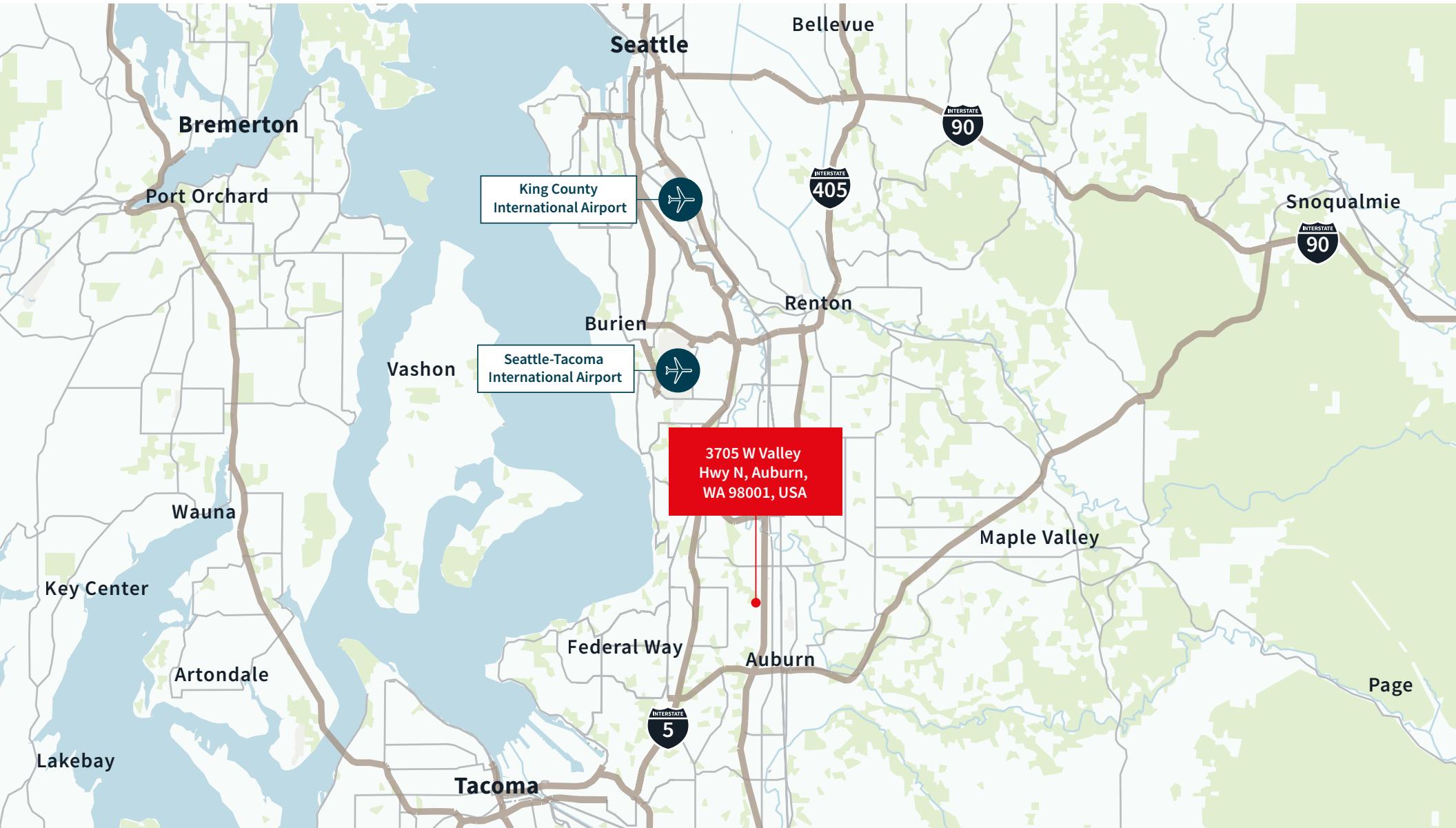
## Total of 48,350 SF (Four Buildings)

|                   |  |
|-------------------|--|
| <b>Building 1</b> | 30,000 SF warehouse (30' clear span, with multiple doors, heavy power) |
| <b>Building 2</b> | New construction 10,174 SF standalone two-story office building        |
| <b>Building 3</b> | 4,200 SF maintenance building with shop office                         |
| <b>Building 4</b> | 3,975 SF shop  |

## Specifications

- City of Auburn Industrial Zoning (M-1)
- Fully fenced, lit, and paved (utilities accessible for use on site)
- Heavy power
- Heavy duty Crane in warehouse
- Dock platform
- Security System with automatic gate
- Multiple ingress/egress points with immediate access to SR-167 and SR-18
- West Valley exposure
- Available August 2026
- Please call brokers for rates
- Fully fenced, lit, and paved with concrete (utilities accessible for use on site)
- Fueling station
- Oil/Water separator in Bldg 1

# Regional Map



# Images



# Images



# Thank you

## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500<sup>®</sup> company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 112,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).



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