

FOR SALE

# 8130 240TH ST SW

*17,445 SF Warehouse/Office  
on .54 AC in Edmonds*

8130 240TH ST SW | EDMONDS, WA



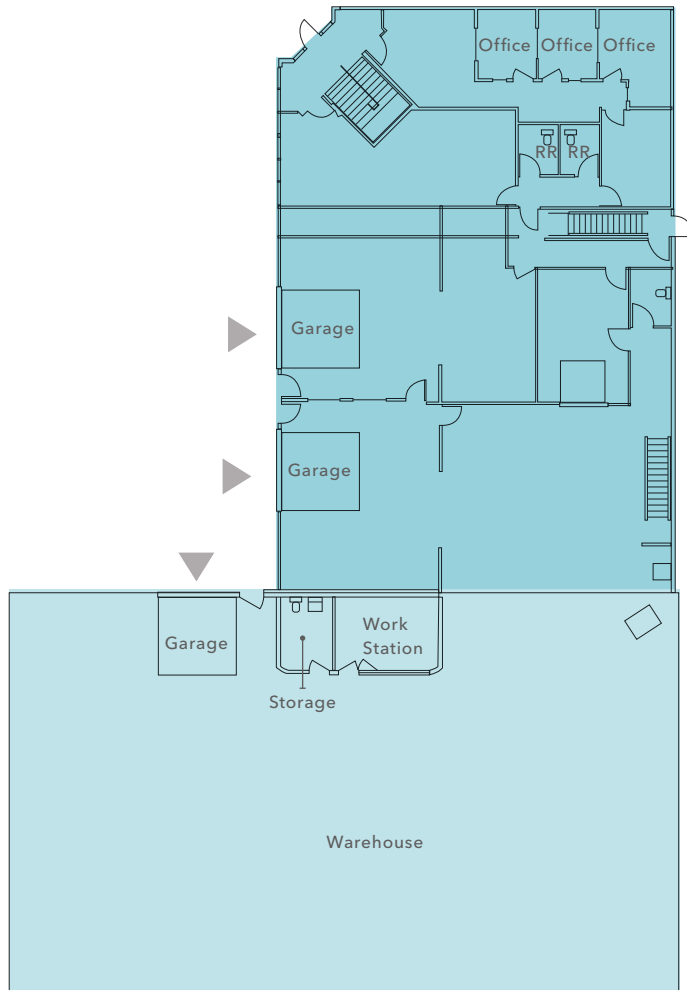
*A prime asset located in the  
Edmonds/Lynnwood Submarket*

**PROPERTY OVERVIEW**

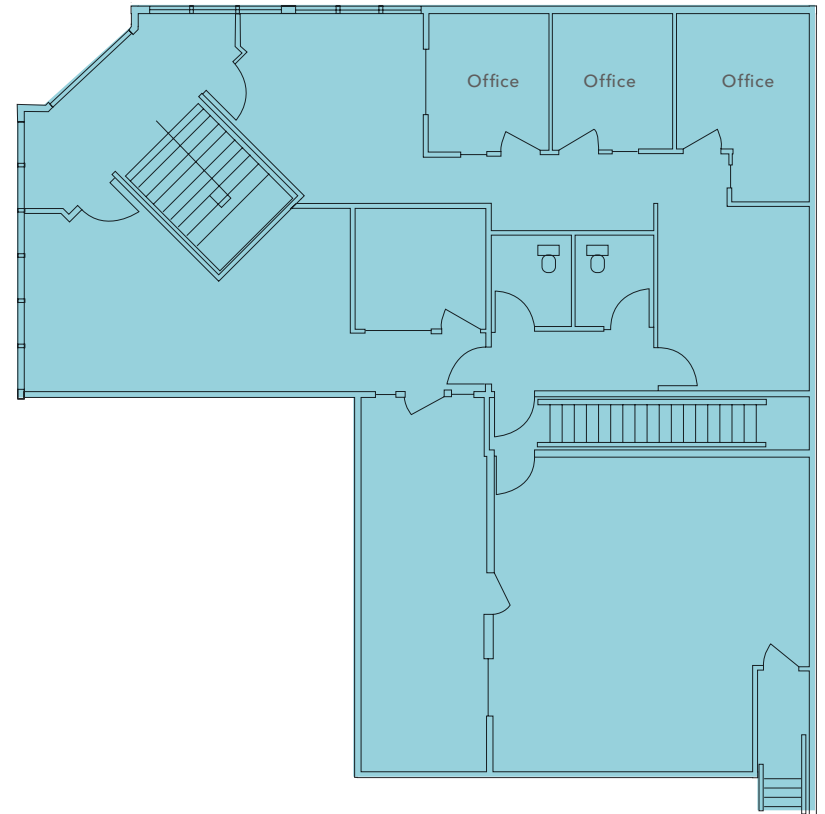
LAND AREA	23,522 SF (0.54 AC)
BUILDING AREA	17,445 SF
WAREHOUSE	11,250 SF
OFFICE	6,195 SF
CLEAR HEIGHT	20'
LOADING	3 grade-level doors
ZONING	General Commercial (GC)
PRICE	Call Brokers for pricing



FIRST FLOOR



SECOND FLOOR



*17,445 SF*

TOTAL BUILDING AREA

*11,250 SF*

WAREHOUSE

*6,195 SF*

OFFICE/TEMPERATURE  
CONTROLLED ASSEMBLY AREA

*20'*

CLEAR HEIGHT

▲ Grade-level loading



*1.9 MI*

TO SHORELINE

*3.2 MI*

TO LYNNWOOD

*14.2 MI*

TO SEATTLE

*23.9 MI*

TO BELLEVUE

*Exclusively listed by*

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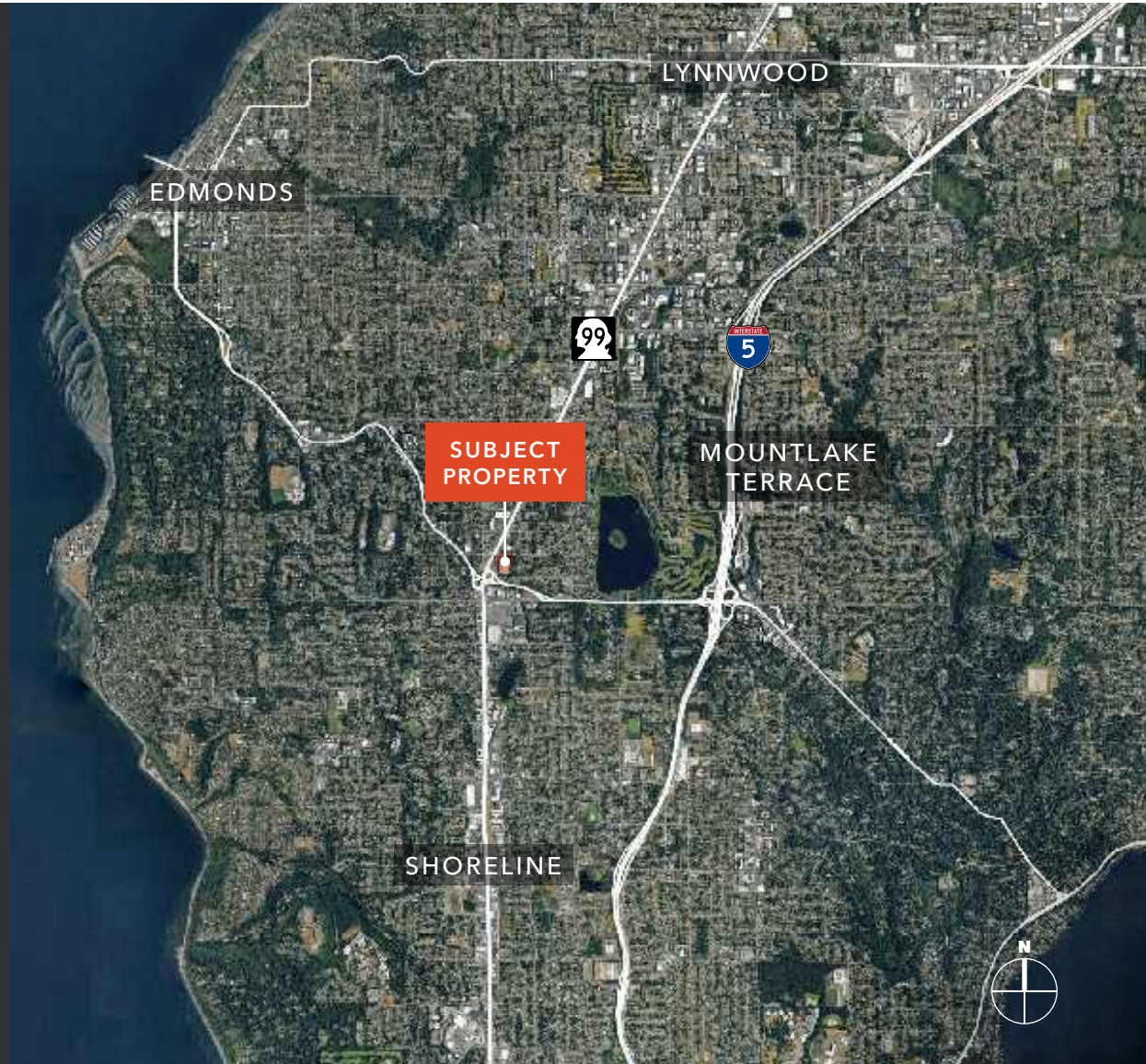
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