



FOR SALE

8130 240TH ST SW

EDMONDS, WA

Great Owner/User or Investment Opportunity. Building currently leased on short-term basis, providing buyer versatility to occupy portions/all of 14,368 SF, or lease out for investment purposes.

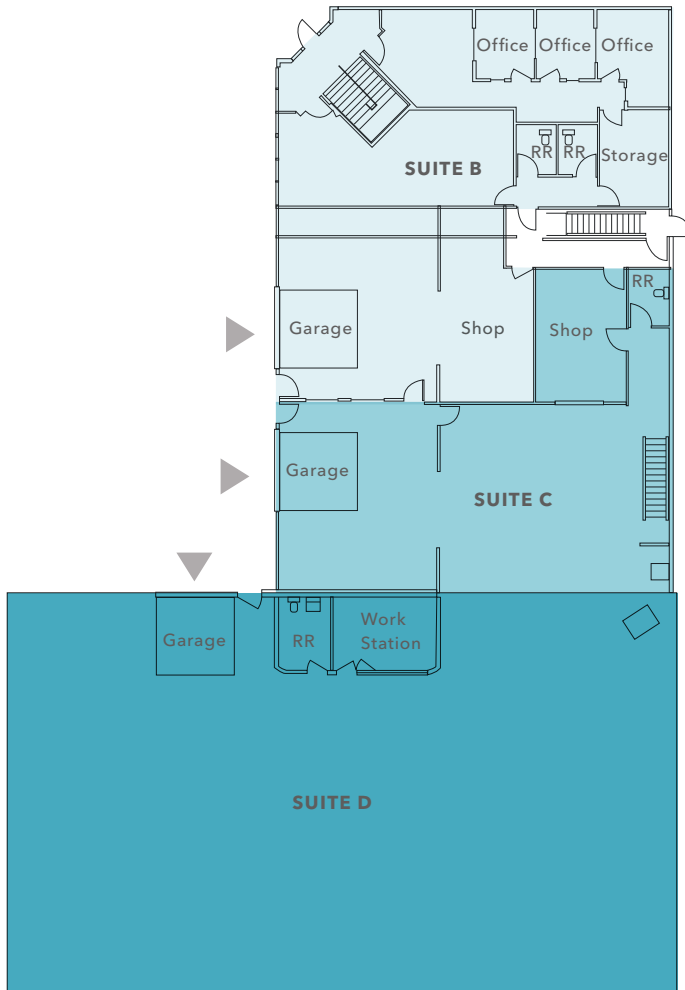
A prime asset located in the Edmonds/Lynnwood submarket, with quick access to Highway 99 and I-5

PROPERTY OVERVIEW

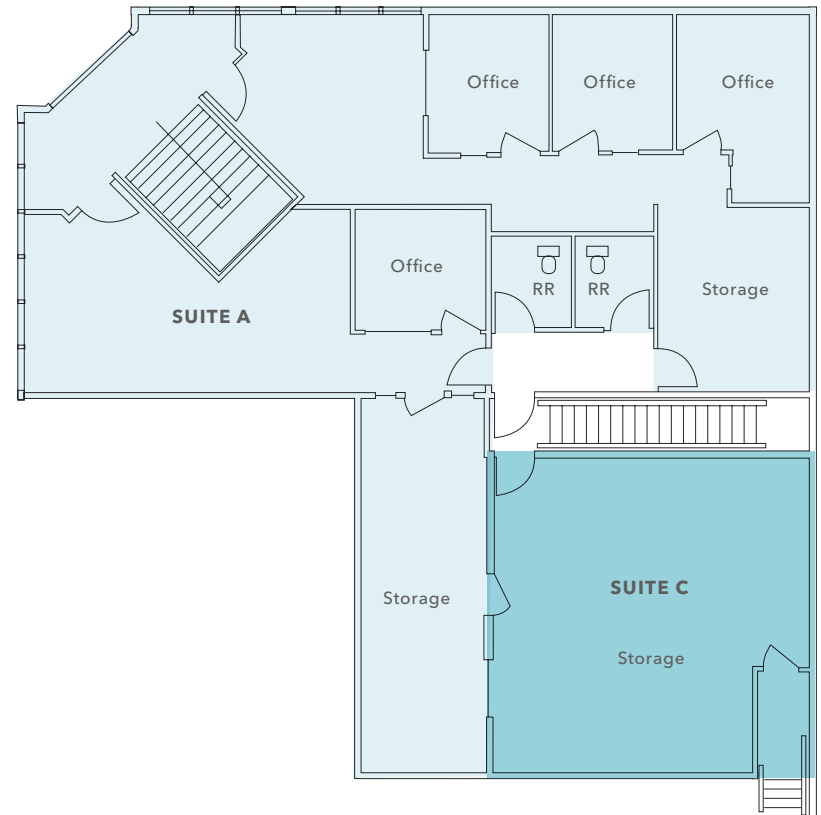
LAND AREA	23,522 SF (0.54 AC)
BUILDING AREA	14,368 SF
WAREHOUSE/FLEX	10,259 SF
OFFICE	4,109 SF
IMPROVEMENTS	New roof (2026), fire panel, fencing, and mini-split HVAC systems (2019)
CLEAR HEIGHT	20'
LOADING	3 grade-level doors
ZONING	General Commercial (GC)
PRICE	Contact Brokers



FIRST FLOOR (11,114 SF TOTAL)



SECOND FLOOR (3,254 SF TOTAL)



14,368 SF

TOTAL BUILDING AREA

10,259 SF

WAREHOUSE/FLEX

4,109 SF

OFFICE/TEMPERATURE
CONTROLLED ASSEMBLY AREA

20'

CLEAR HEIGHT

▲ Grade-level loading



1.9 MI

TO I-5

3.2 MI

TO LYNNWOOD

14.2 MI

TO SEATTLE

23.9 MI

TO BELLEVUE

Exclusively listed by

TODD GAUTHIER

425.450.1118

todd.gauthier@kidder.com

JASON BLOOM

425.450.1102

jason.bloom@kidder.com

GREG FUCHS

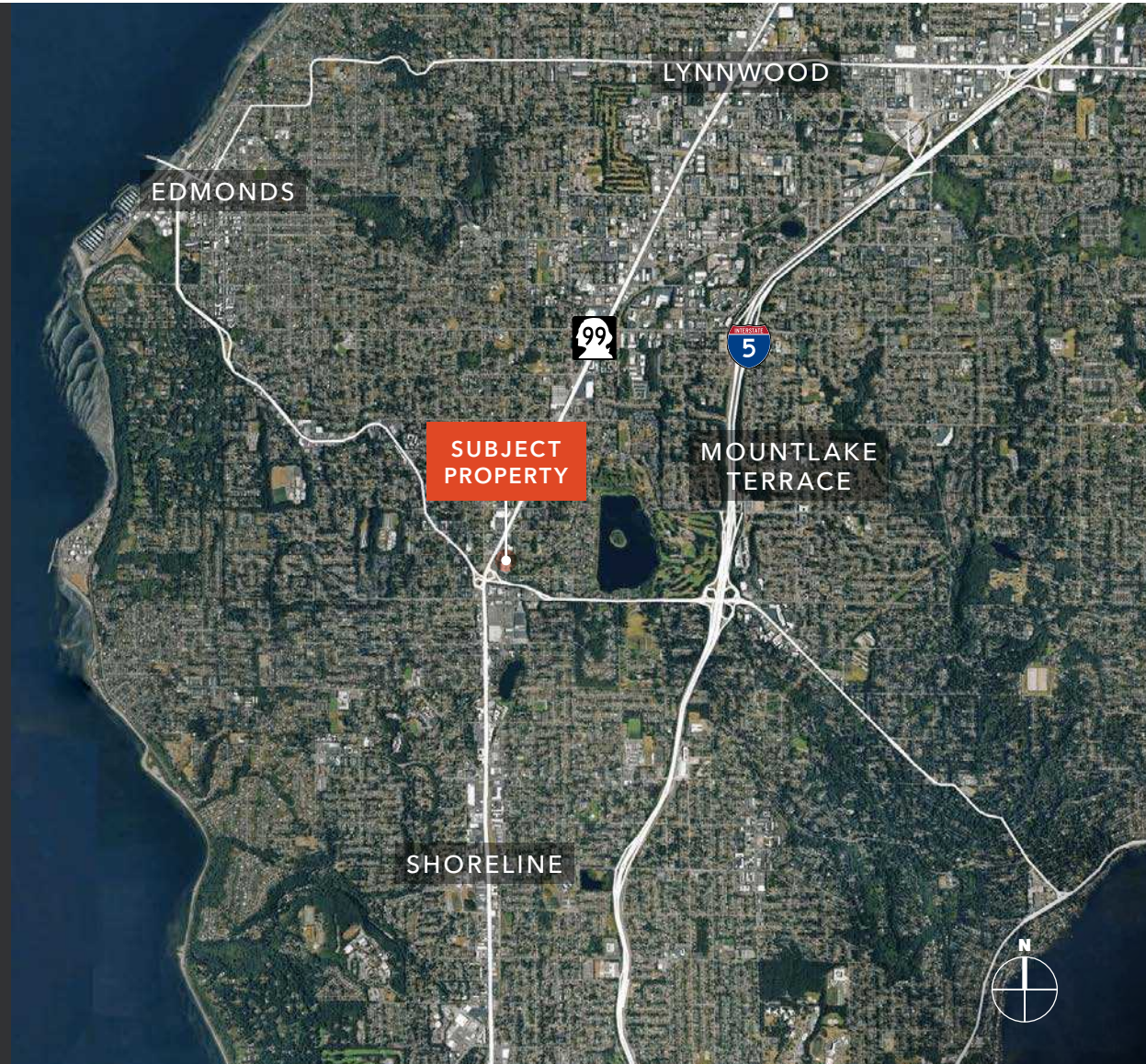
206.992.2727

greg.fuchs@kidder.com

CARTER NICHOLSON

425.241.9886

carter.nicholson@kidder.com



KIDDER.COM

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