

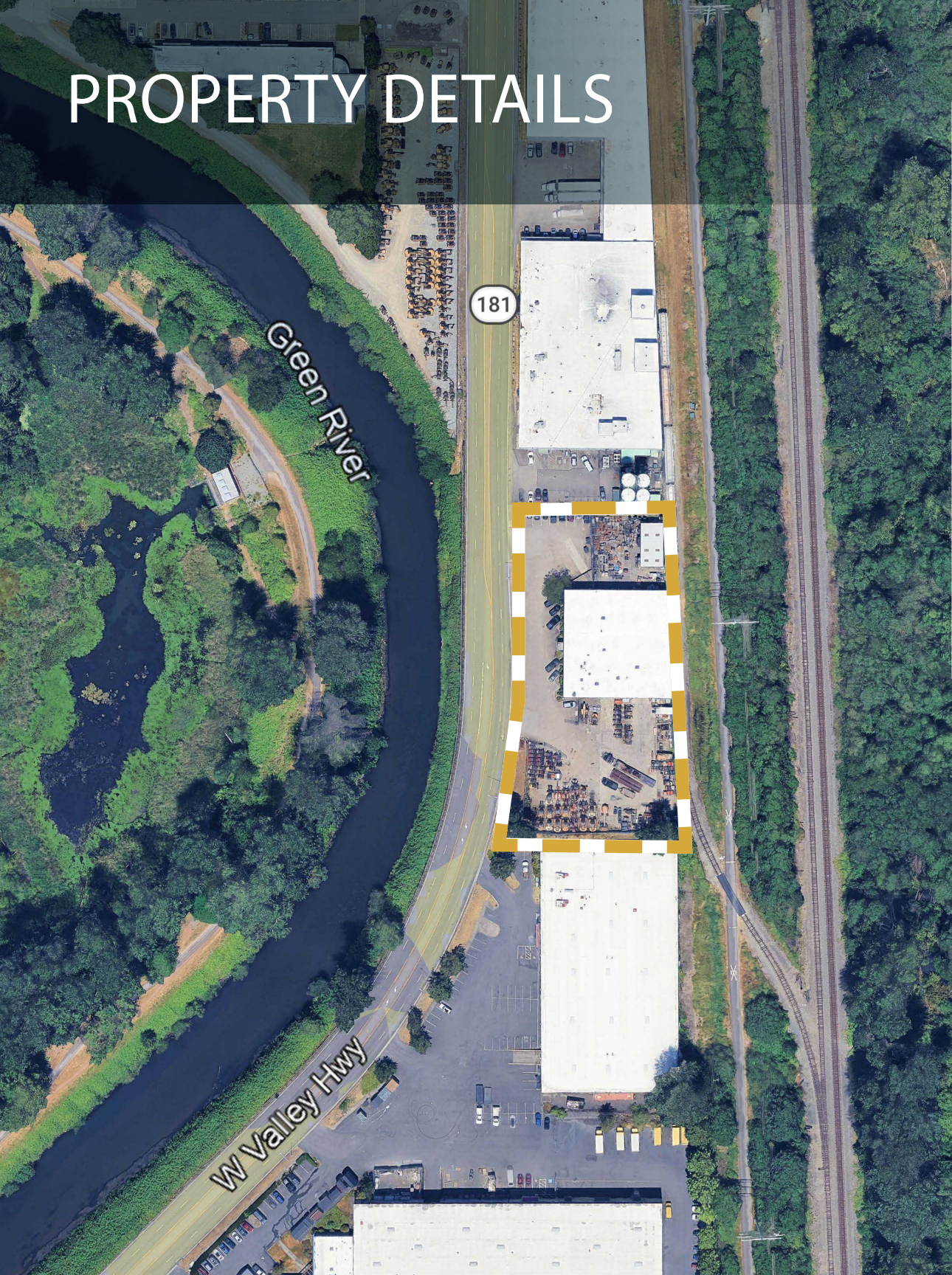
FOR SALE  
OR LEASE

21,025 SF Building on 70,132 SF of Land  
17300 West Valley Highway, Tukwila

NEWMARK

THAD MALLORY, SIOR  
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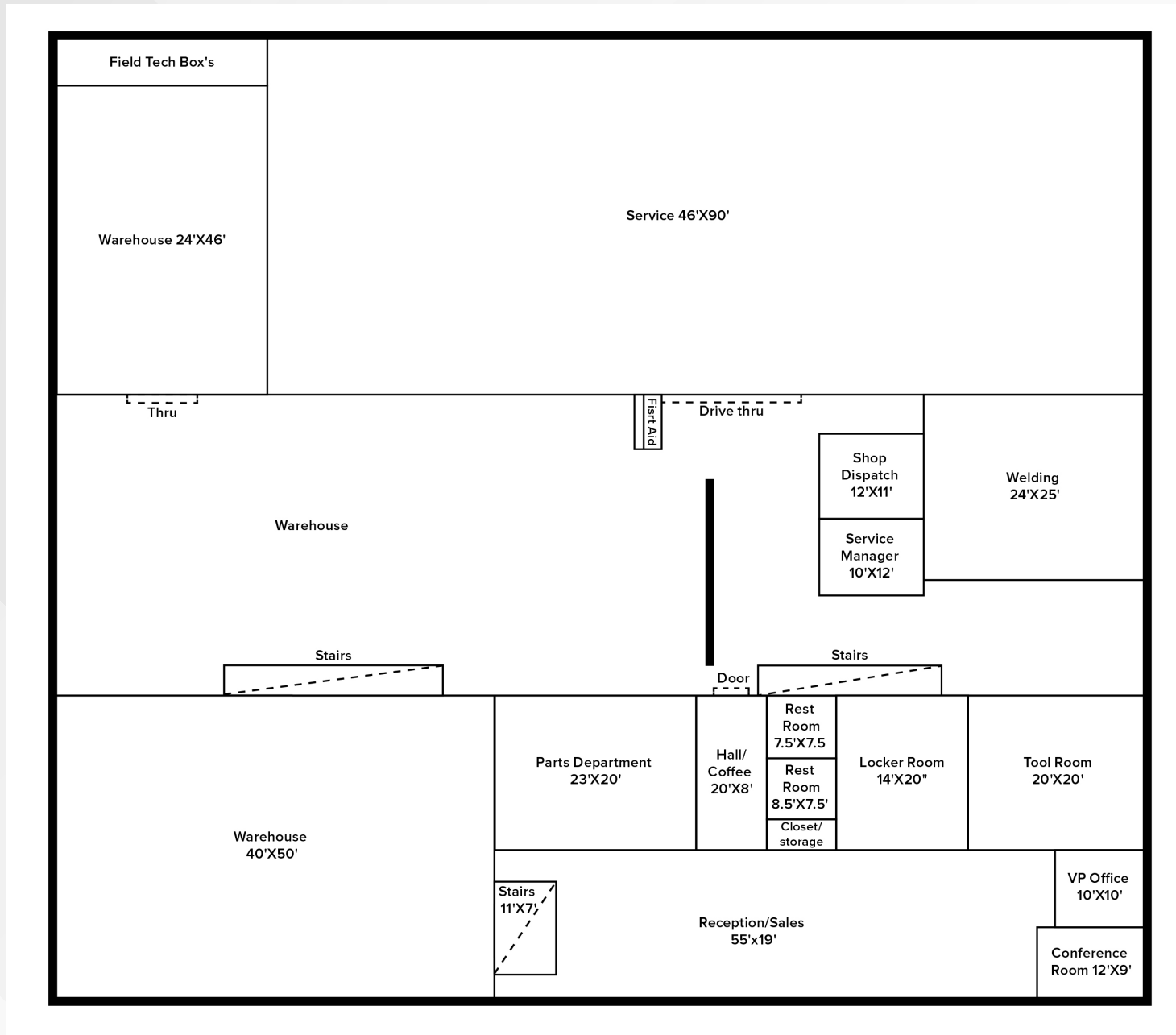
# PROPERTY DETAILS



Total Site	70,132 SF (1.61 AC)
Loading	Dock High & Grade Level
Clear Height	Approx. 20'
Zoning	C/LI (City of Tukwila)
Sale Price	\$8,900,000
Lease Rate	\$40,000, NNN
Available	September 2026
Comments	Updated building with dock platform loading and outside storage Exposure to West Valley Highway & immediate access to I-405, I-5 & SR-167 Has an oil water separator

<u>Structures</u>	21,025 SF
Main Building	±15,589 SF
Metal Shed Building	±1,323 SF
Mezzanine Office/Storage	±4,122 SF
<u>Excess Land/Yard</u>	
South Fenced Yard	±25,000 SF (0.57 AC)
North Fenced Yard	±8,000 SF (0.18 AC)
Total Combined Fenced Yard	±33,000 SF (0.75 AC)

# FIRST FLOOR PLAN



# PHOTOS



**NEWMARK**

# REGIONAL AERIAL

## Drive Times

SEATAC INT'L AIRPORT  
10 Minutes

PORT OF SEATTLE  
15 Minutes

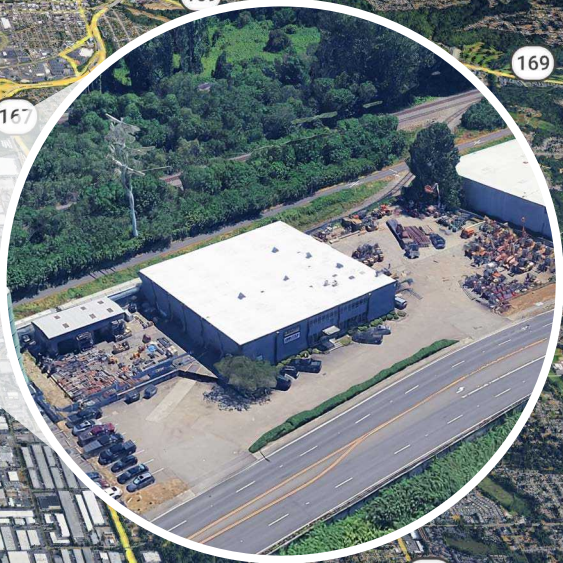
DOWNTOWN BELLEVUE  
20 Minutes

EASY ACCESS  
I-5, I-405, SR 99, SR 118, SR 509

Downtown  
Seattle

Tukwila

SEATAC  
Int'l Airport



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