

FOR SALE

PRIME TUKWILA INDUSTRIAL/FLEX

950 Andover Park E Tukwila, WA 98188



OFFERING SUMMARY

Sale Price:	Call for pricing
Building Size:	41,286 SF
Lot Size:	80,678 SF
Loading Doors	7 GL, 1 DH
Ceiling Height:	16'-22'
Year Built:	1975 (1990)
Zoning:	TUC-WP

PROPERTY OVERVIEW

Discover an exceptional opportunity for industrial and flex space in Tukwila. This impressive property features a 41,286 square foot building with a single unit, offering ample space for a range of industrial, flex and retail space needs. Built in 1975, the property boasts a solid foundation and potential for customization.

Zoned TUC-WP, it presents a versatile investment or owner-user option in a prime location. With a strategic position in the Tukwila area, this property offers an ideal canvas for investors and users seeking a strong industrial/flex space asset with significant potential for growth and adaptability.

Vladimir Olyanich
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LOCATION DESCRIPTION

Situated in the heart of Tukwila, this strategically located commercial property benefits from immediate access to the region's primary transportation corridors, including Interstate 5, Interstate 405, and State Route 167, providing efficient connectivity throughout the Puget Sound region. The surrounding submarket is characterized by a diverse concentration of industrial, flex, service-oriented, and retail businesses, creating a well-established and highly functional commercial environment. The property is positioned in close proximity to major retail amenities such as Southcenter Mall, Costco, and other national retailers, offering convenience and strong supporting infrastructure for employees and customers. Additionally, the site's close proximity to Seattle-Tacoma International Airport enhances its appeal for businesses requiring regional, national, or international access. With strong fundamentals, excellent accessibility, and a diverse commercial ecosystem, the location presents a compelling opportunity for both investors and owner-users seeking long-term value.

PROPERTY HIGHLIGHTS

- Immediate access to I-5 and I-405
- Sprinkler system
- New TPO membrane roof installed in 2018
- Excellent visibility

BUILDING PROXIMITY

- Seattle-Tacoma International Airport ~ 4.5 miles
- Downtown Seattle ~ 12 miles
- Downtown Bellevue ~ 17 miles
- Downtown Renton ~ 6 miles
- Port of Seattle ~8 miles
- Port of Tacoma ~20 miles
- Costco Tukwila ~0.4 miles
- Westfield Southcenter Mall ~1.2 miles
- Home Depot ~0.6 miles

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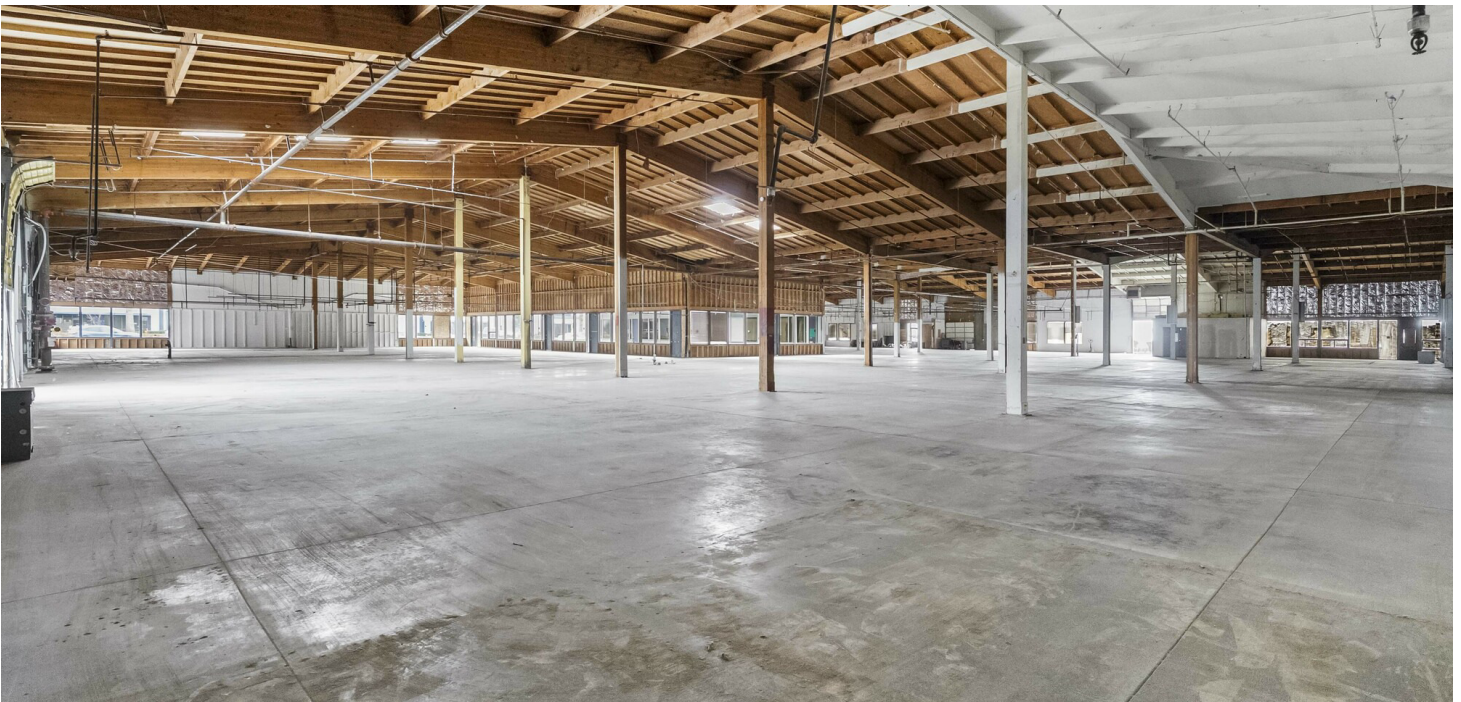
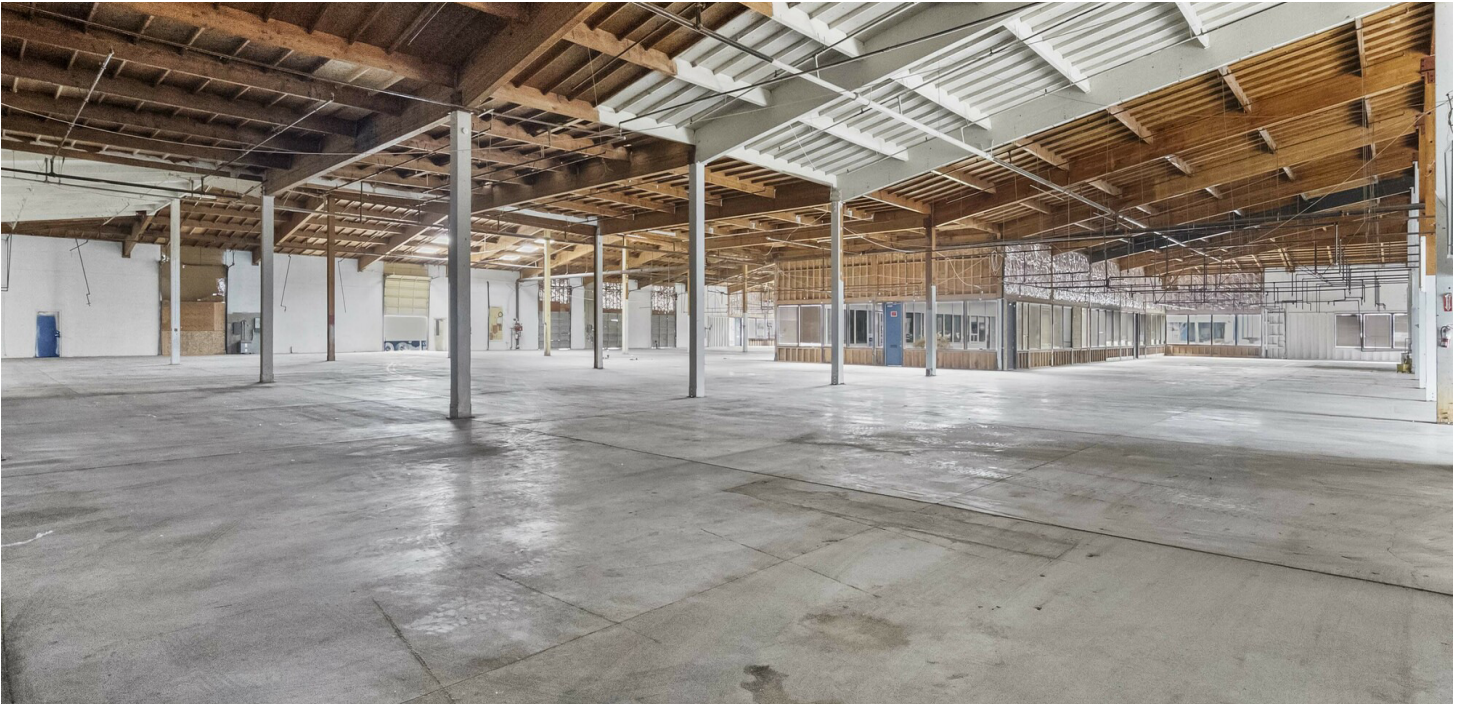


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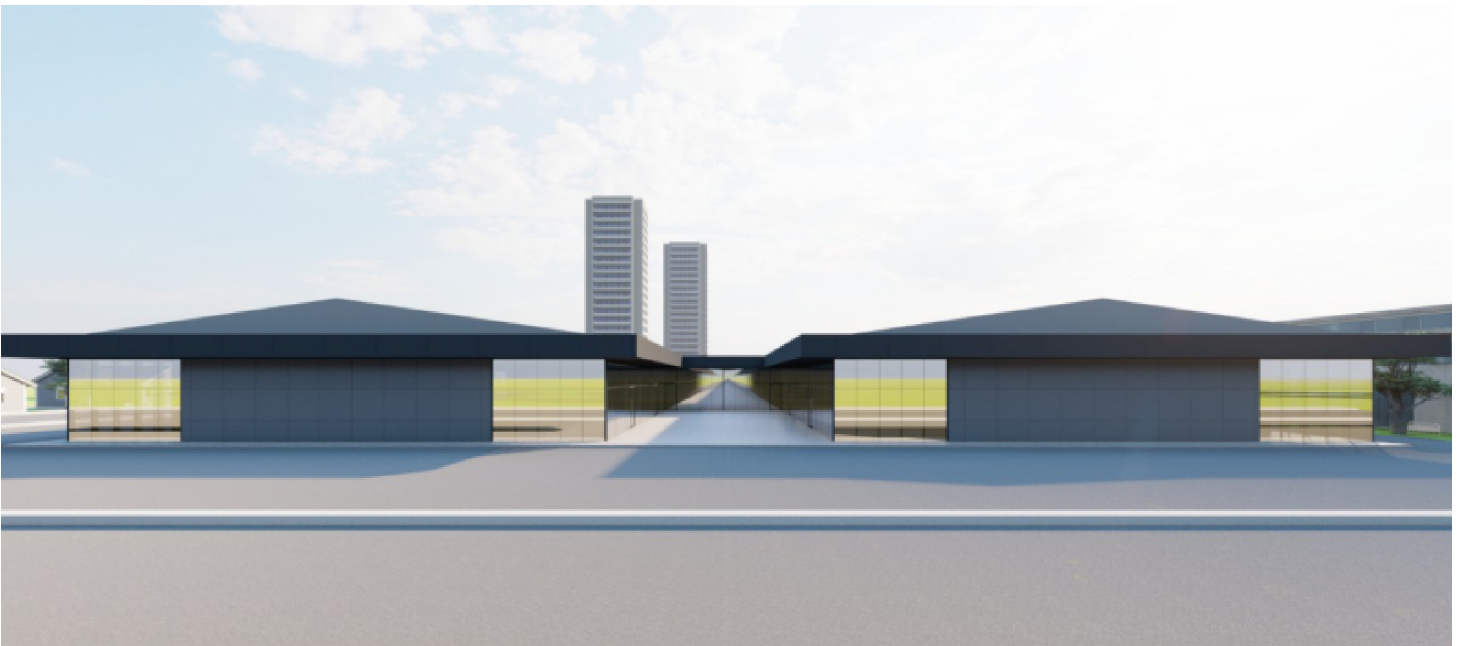
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Conceptual Exterior Upgrades Rendering



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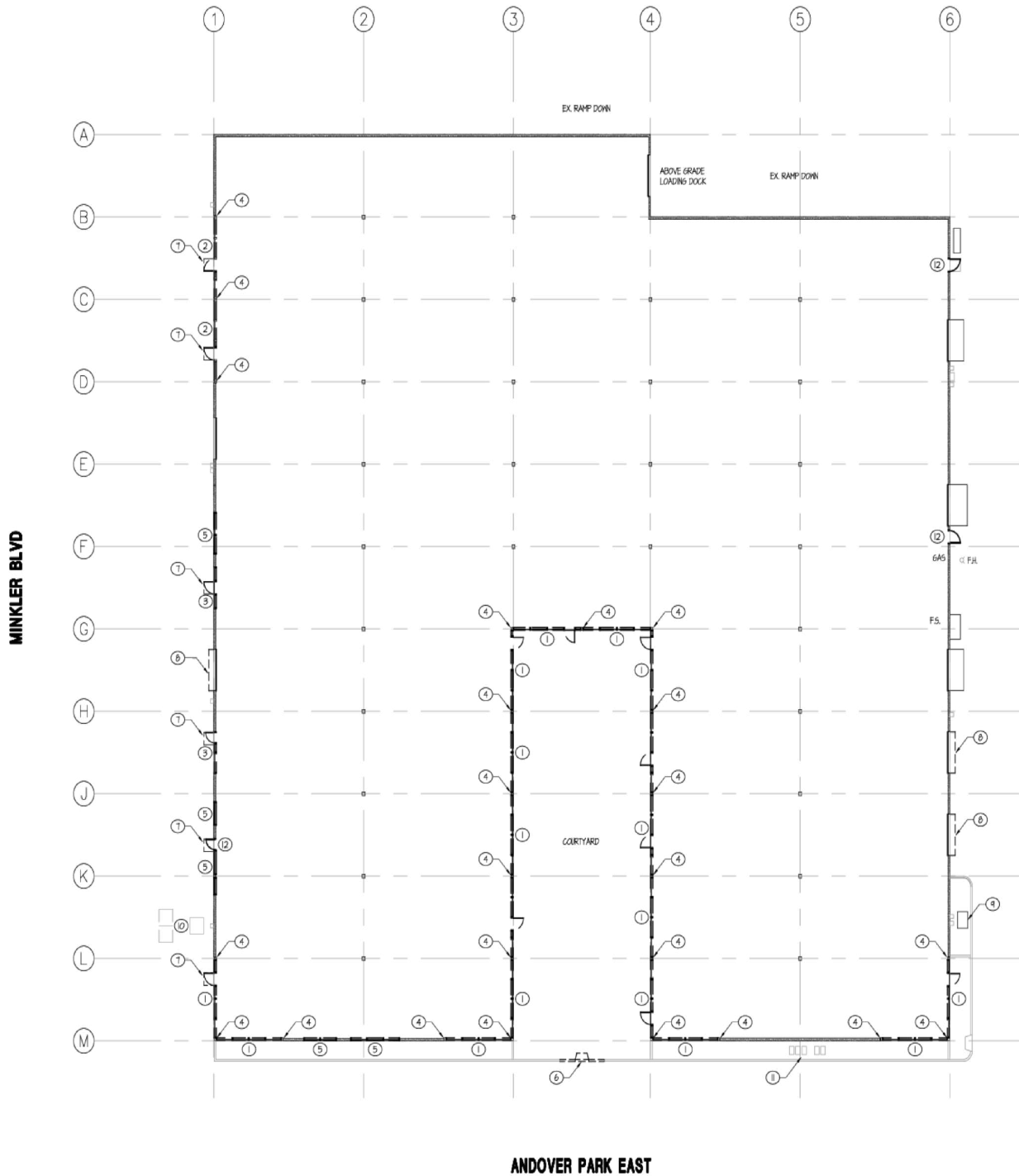


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