

# FOR SUBLEASE 1.93 AC

6020 234th St SE  
Woodinville, WA

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## Property Details

1.93 AC (84,060 SF) Total with 2,750 SF Shop

- North Lot: ± 47,310 SF (graveled)
- South Lot: ±36,750 SF & ±2,750 SF Shop (paved & graveled)

South Lot Shop: ±1,000 SF air-conditioned office, oversized grade level door, paved, fully fenced and secured yard

Secure Fenced Yard and Shop

Lease Permitted Use: office, heavy machine leasing, rental, sales, repair, maintenance & parking

Master Lease Expires: October 31, 2027

Longer-term/direct deal may be possible, subject to landlord approval

Rate: \$0.34 PSF + NNN

Available: November 1, 2026



Zoned Industrial



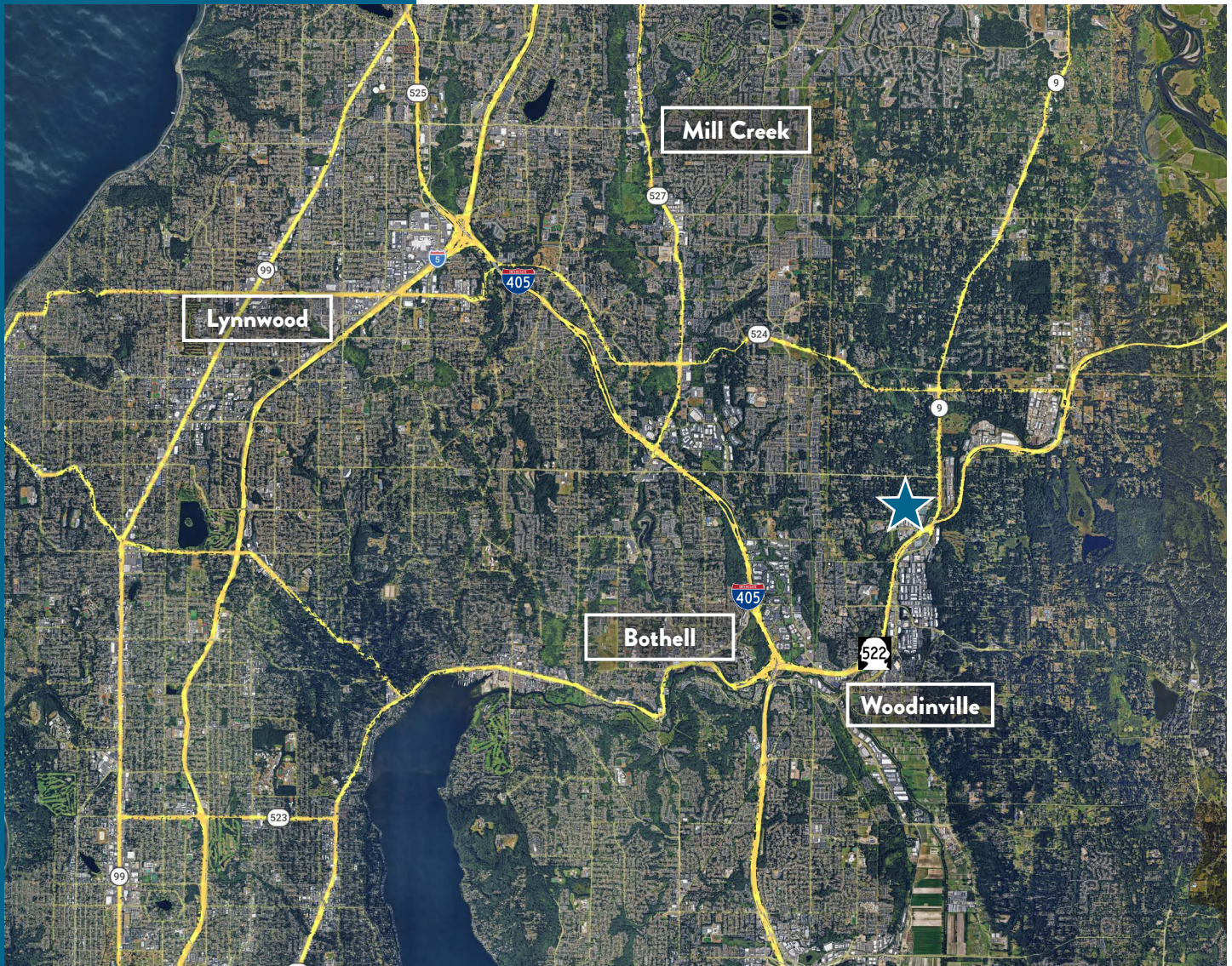
Access to SR 522 & I-405

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## Aerial View



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