

SHOP / CONTRACTOR YARD

1405 / 1407 S. 129th Street - Burien, WA

For Lease by Owner | NNN Commercial Lease | Optional Residence Separate

Casey Blakley | 360-913-8335 | CBLAKLEY9360@MSN.COM

Serious inquiries only - no solicitations



Commercial Area

- Estimated usable outdoor contractor yard: 20,227 sq ft
- 2-bay garage/shop: 916 sq ft with large overhead doors
- Loft above shop: 720 sq ft
- Walled-in lean-to: 720 sq ft secured rough storage/shop space
- Office, kitchenette and bath: 988 sq ft

Use / Zoning Fit

Long-standing nonconforming contractor-style commercial use. Best-fit tenant should include all or part of water and sewer line and related structures construction, plus normal support uses for that work: contractor yard, shop, equipment/vehicle storage, office, material staging, and related service operations. Tenant must verify proposed use with owner and, before signing or as a lease condition, with the City of Burien if needed.

Availability / Viewing

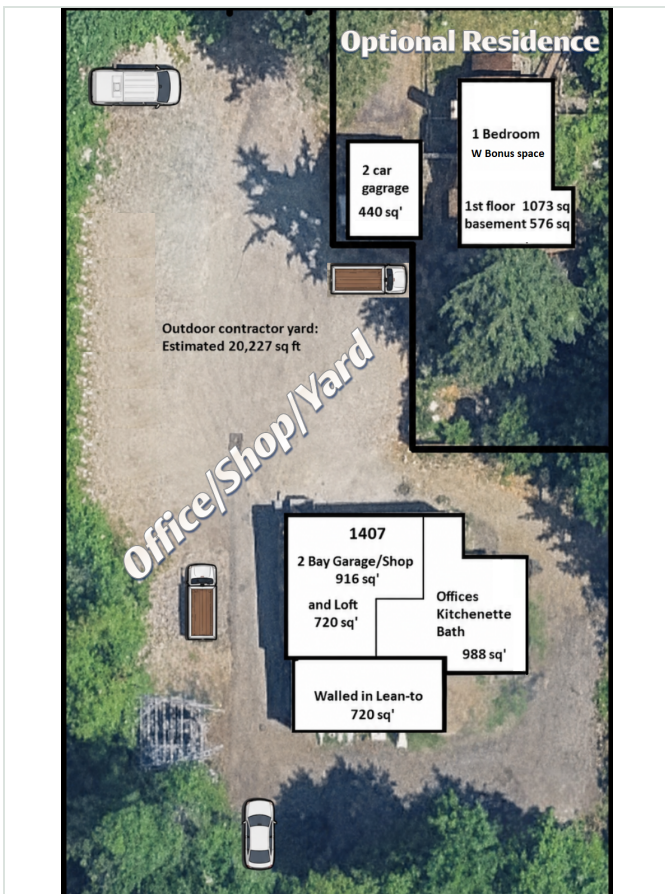
Videos available upon request. Videos/photos are not of a vacant shop or yard due to current tenant occupancy and equipment onsite. Tours available after video review; serious inquiries only. Practical occupancy target: August 2026, subject to Chapter 7-related turnover. Final possession date to be confirmed in writing.

OFFICE SPACE + SITE LAYOUT

Shop, yard, office and optional residential component



Office / Crew / Kitchenette / Bath



Property Summary

- Office area includes work rooms, kitchenette and bathroom/shower.
- Large gravel yard supports contractor vehicle and equipment movement.
- Good match for a tenant who needs office + shop + yard in one controlled location.

Optional Residence Optional residence

available at additional cost under a separate residential lease. Residence connects naturally into the parcel by gates and pathways; if the residence is not leased with the commercial space, those access points will be locked/separated.

Tenant / Video Notice

Current tenant is in Chapter 7 and equipment remains onsite. Interior shop photos are not included for that reason. Videos available upon request; tours available, preferably after videos are reviewed.

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