

FOR SALE

# SEATAC AIRPORT VICINITY FLEET SERVICE BLDG.

18060 Des Moines Memorial Dr SW, Burien

36,690 SF Building on 100,475 SF of Land



**NEWMARK**

**THAD MALLORY, SIOR**  
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# PROPERTY DETAILS

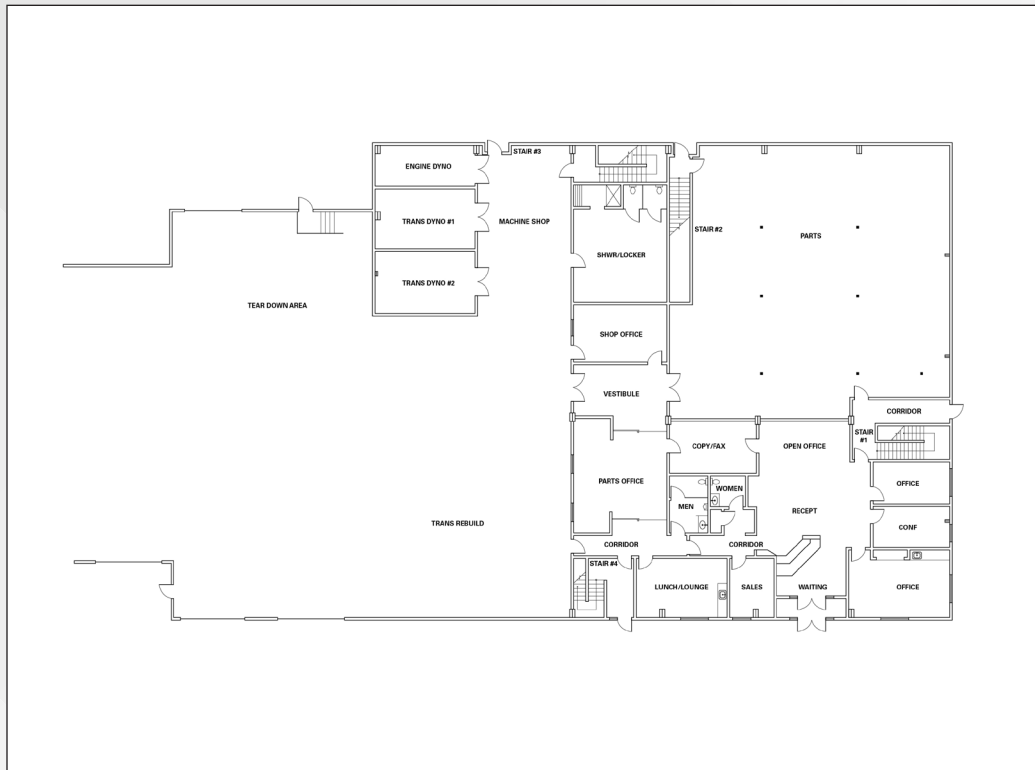


<b>Total Land Area</b>	100,475 SF
<b>Total Building</b>	36,690 SF
<b>Office</b>	5,745 SF split on two stories
<b>Mezzanine Storage</b>	Approximately 2,000 SF
<b>Loading</b>	13 - 14'x16' Grade Level Doors (12 service bays)
<b>Service Bay Clear Height</b>	25'6" - 28'
<b>Three 3-ton Bridge Cranes</b>	Clearance: 25'6" under the hook in the westerly portion and 23' under the hook in the easterly portion
<b>Year Built</b>	1999
<b>Lease Expiration</b>	1/31/2027
<b>Zoning</b>	I
<b>Access</b>	SR 509
<b>Price</b>	\$8,500,000
<b>Billboard Lease</b>	In place through 1/31/2033 at \$8,000 gross per year
<b>Comments</b>	The site includes oil/water separators, radiant heat in the warehouse floor, air compressor, fully fenced and secured facility (shared gate easement with the northerly neighbor)

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# FLOOR PLANS

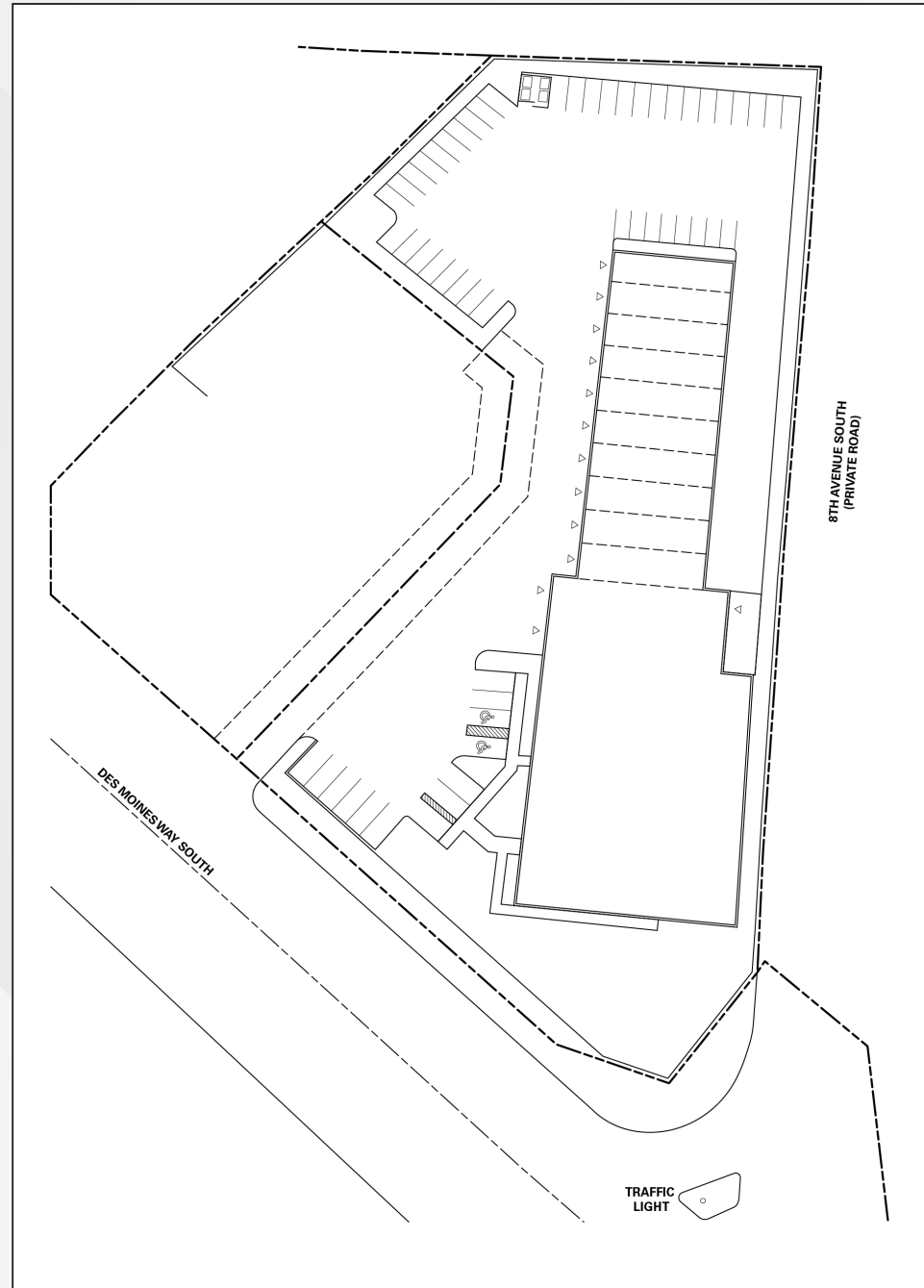
## 1ST FLOOR OFFICE & STORAGE



## 2ND FLOOR OFFICE & MEZZANINE

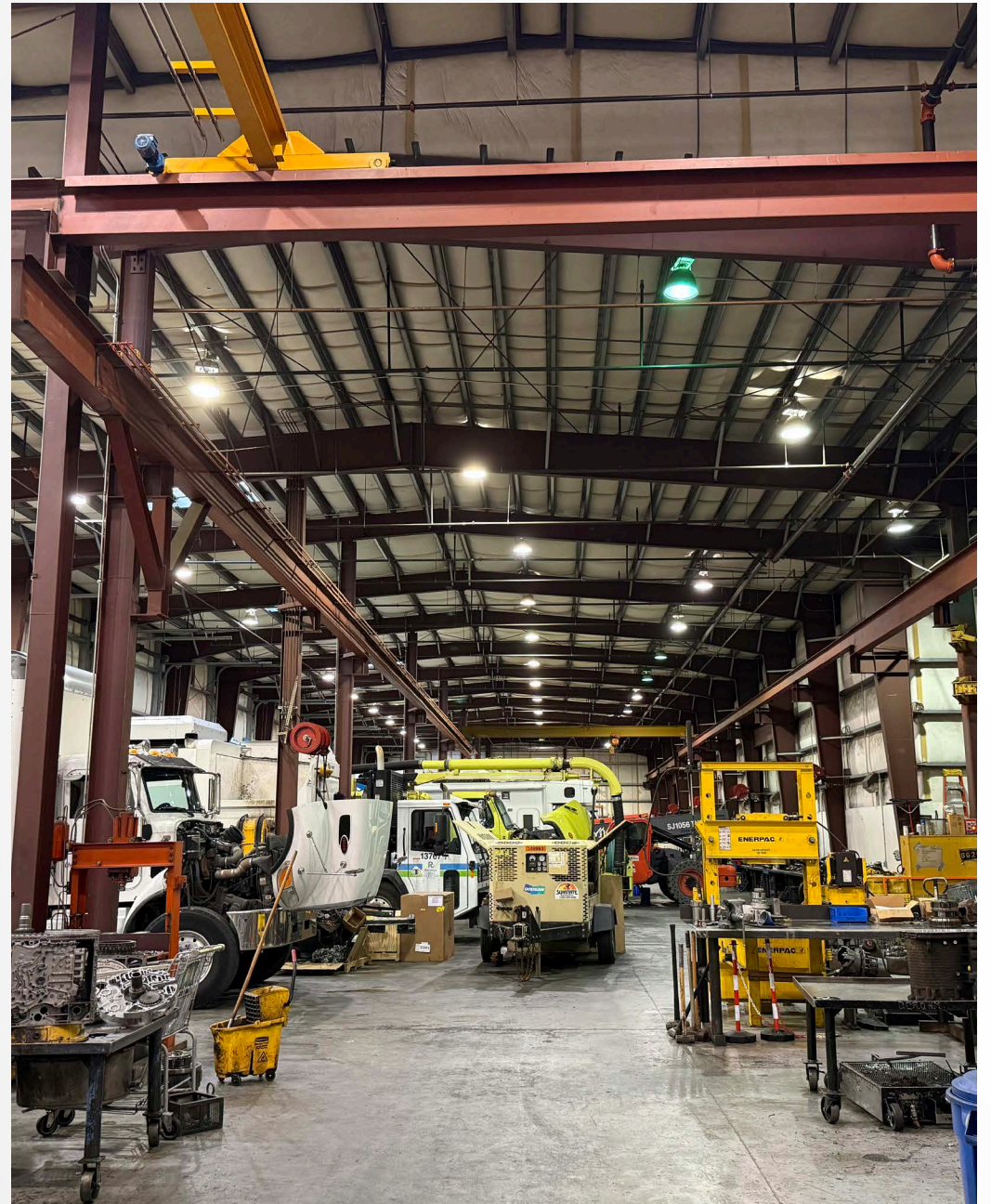
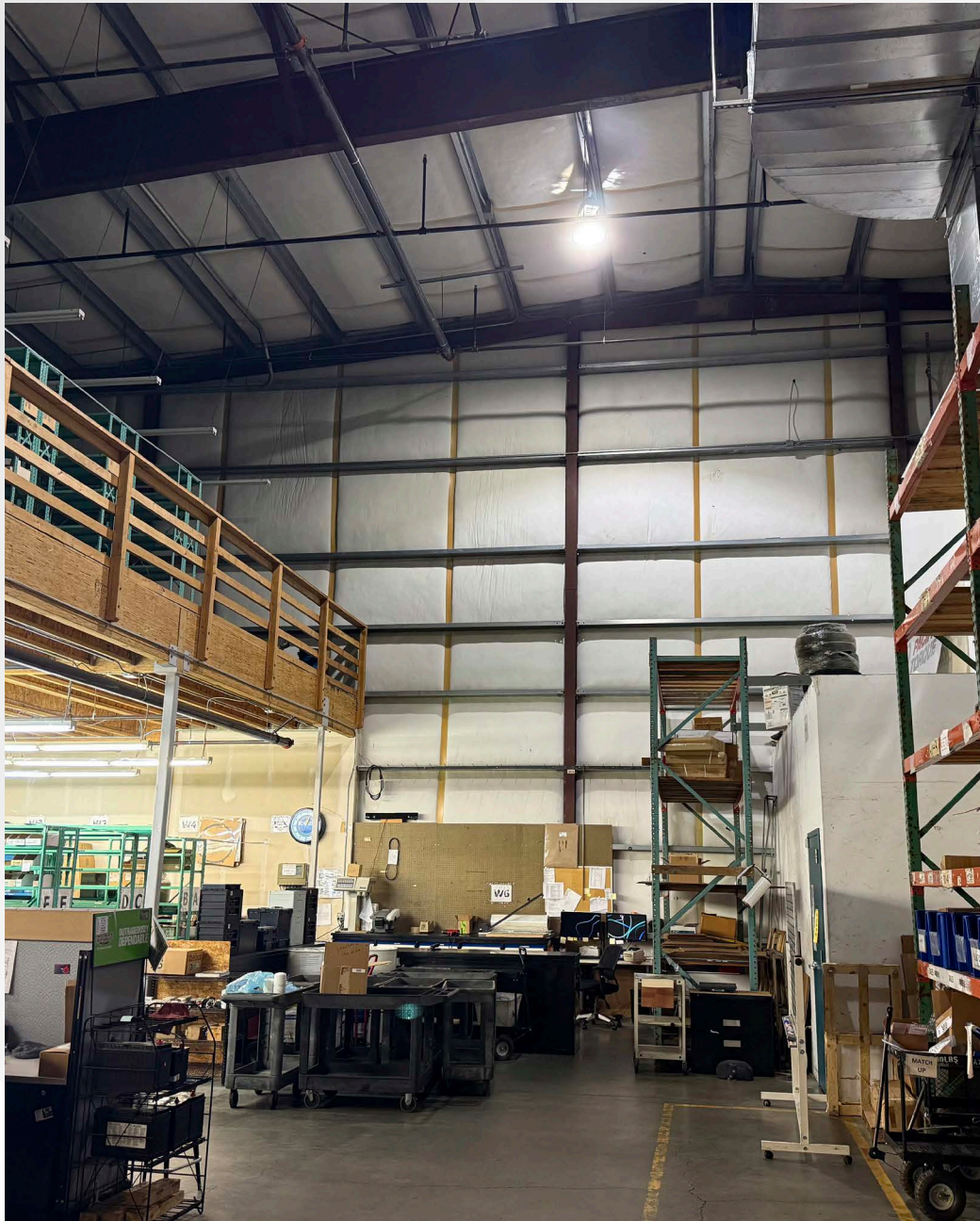


# SITE PLAN



△ GRADE LEVEL

# PHOTOS



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# REGIONAL AERIAL

## Drive Times

**SEATAC INT'L AIRPORT**  
5 Minutes

**PORT OF SEATTLE**  
15 Minutes

**DOWNTOWN BELLEVUE**  
25 Minutes

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

**Downtown  
Seattle**

**Tukwila**

**SEATAC  
Int'l Airport**



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