

99

196TH ST SW

WATL AVENUE

SUBJECT
PROPERTY



LYNNWOOD CITY
CENTER LIGHT RAIL

5

FOR SALE

CEDAR VALLEY RD INDUSTRIAL

Two Industrial Buildings
on 1.54 Acres

20215 & 20217 CEDAR VALLEY RD
LYNNWOOD, WA

A RARE OPPORTUNITY IN THE LYNNWOOD INDUSTRIAL SUBMARKET



PROPERTY OVERVIEW

ADDRESS	20215 & 20217 Cedar Valley Rd Lynnwood, WA 98036
PARCEL NO.	00608400300300
PRODUCT TYPE	Industrial
ZONING	<u>LI - Light Industrial</u>
LAND AREA	67,082 SF (1.54 acres)

1.54 ACRES

LAND AREA

\$3,975,000

SALE PRICE

±\$138

PER SQUARE FOOT

CEDAR VALLEY RD INDUSTRIAL



BUILDING 1

BUILDING 2

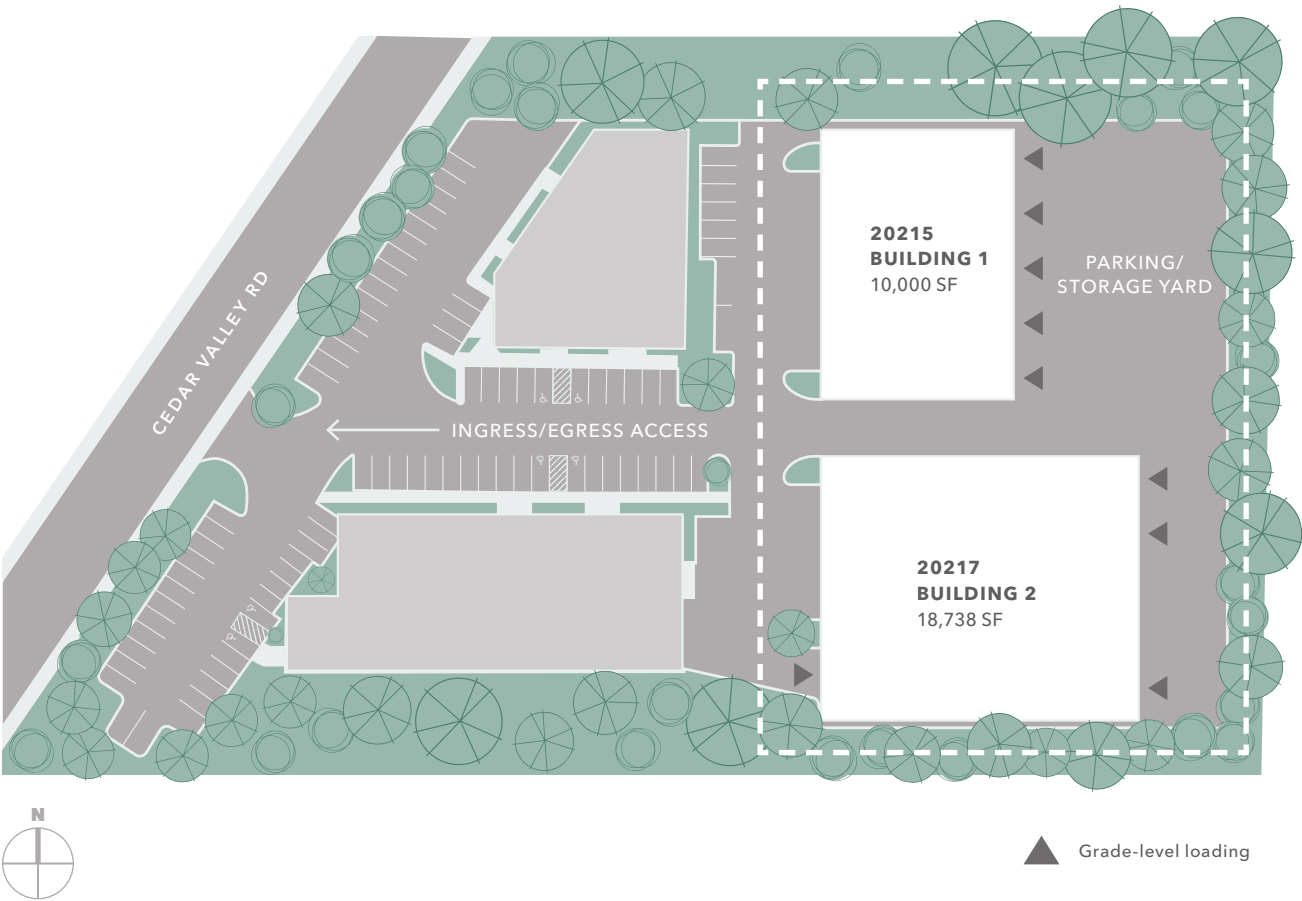
BUILDING 1

TOTAL RBA	10,000 SF
WAREHOUSE	10,000 SF
OFFICE	—
MEZZANINE	±200 SF
LOADING CAPACITY	5 grade-level doors
CLEAR HEIGHT	14'
YEAR BUILT	1973
CONSTRUCTION	Metal
ROOF	Metal
POWER	800a / 120-208v 3-phase
HVAC	—

BUILDING 2

TOTAL RBA	18,738 SF
WAREHOUSE	16,800 SF
OFFICE	1,938 SF
MEZZANINE	±440 SF
LOADING CAPACITY	4 grade-level doors
CLEAR HEIGHT	16-18'
YEAR BUILT	1973
CONSTRUCTION	Metal
ROOF	Metal
POWER	800a / 120-208v 3-phase
HVAC	Gas and electric (office)

SITE PLAN



1.54 ACRES

LAND AREA

14'

BLDG 1 CLEAR HEIGHT

16-18'

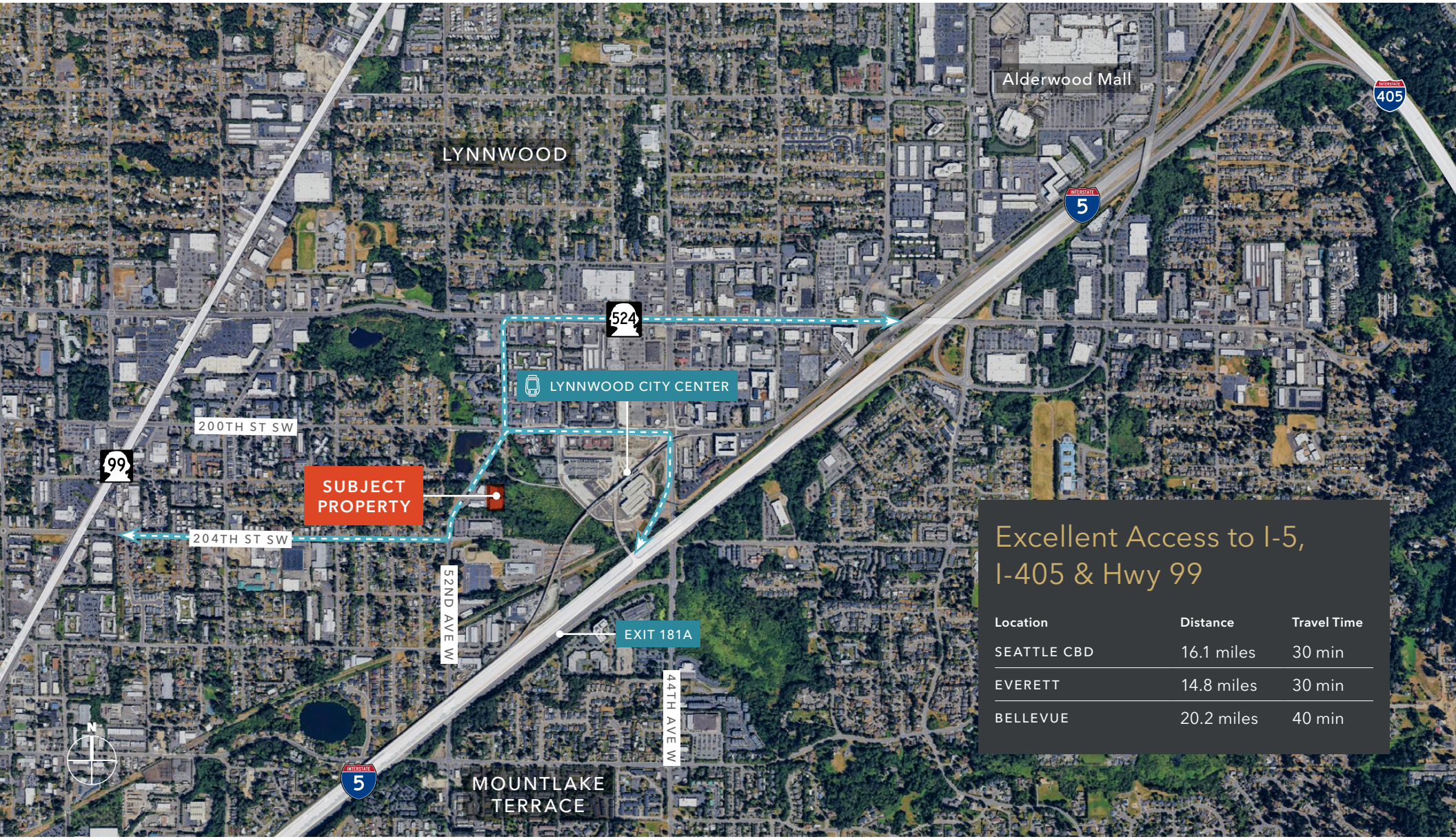
BLDG 2 CLEAR HEIGHT



CURRENT RENT ROLL

Address	Tenant	SF	Commencement	Expiration	Monthly Base Rent	Month/SF	Comments
20215 Cedar Valley Rd	Vacant	10,000					
20217 Cedar Valley Rd	L&M Sheet Metal	16,800	12/1/1995	12/31/2026	\$19,000	\$1.08	Tenant has no option to renew.
Office - Suite A	Vacant	1,938					
Totals		28,738			\$19,000		





Excellent Access to I-5,
I-405 & Hwy 99

Location	Distance	Travel Time
SEATTLE CBD	16.1 miles	30 min
EVERETT	14.8 miles	30 min
BELLEVUE	20.2 miles	40 min



CEDAR VALLEY RD INDUSTRIAL

For more information about
this property, please contact

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