

For Sale

12014 44th Pl S

TUKWILA, WA

KYLE STERLING  
425 586 5608  
ksterling@nai-psp.com

SAM JOHNSON  
425 586 5620  
sjohnson@nai-psp.com

**NAI** Puget Sound  
Properties



# Offering Summary

NAI Puget Sound Properties is pleased to present 12014 44th Pl S, Tukwila, WA for sale. This 2,949-square-foot warehouse/shop building sits on a 31,043 SF parcel, offering a rare combination of functional industrial improvements and significant excess land.

The property is ideally suited for an owner-user or investor seeking outdoor storage, future expansion, or a wide range of industrial uses. The building is equipped with 480V 3-Phase heavy power, making it an excellent fit for fabrication, contractor, and light manufacturing operations. The site provides quick access to I-5, I-405, SR-167, and Boeing Field, while remaining close to Sea-Tac Airport and the greater South Seattle & South King County industrial corridors.

Please contact the listing brokers for additional details or to schedule a tour.



## 1,700,000

ADDRESS	12014 44th Pl S, Tukwila, WA
BUILDING AREA	2,949 SF › Metal Shed Building – 1,500 SF (not including in Building Area)
LOT SIZE	31,043 SF (±0.71 Acres)
POWER	480V, 3-Phase
CONSTRUCTION TYPE	Concrete / Masonry
LOADING	3 Grade Level (12'-16')
CLEAR HEIGHT	22'
PARKING / YARD	Ample On-Site Parking & Laydown Area
ENVIRONMENTAL	Clean Phase 1 as of April 20, 2022





# Investment Highlights



## + RARE EXCESS LAND OPPORTUNITY

Over 31,000 SF of land with a small building footprint provides flexibility for outdoor storage, vehicle parking, equipment staging, or future expansion.

## + HEAVY POWER – INDUSTRIAL READY

Equipped with heavy power, supporting energy-intensive uses such as fabrication, machining, automotive, welding, and light manufacturing.

## + PRIME TUKWILA INDUSTRIAL LOCATION

Strategically located near I-5, I-405, SR-167, Boeing Field, and Sea-Tac Airport, offering excellent regional access for distribution and service users.

## + FLEXIBLE OWNER-USER OR INVESTOR ASSET

Ideal for contractors, service businesses, trade users, or investors seeking covered land in a constrained industrial market.

## + LOW COVERAGE, HIGH UTILITY SITE

Efficient improvements paired with expansive yard space create operational flexibility rarely available in close-in industrial submarkets.

## + GRANDFATHERED INDUSTRIAL USE

The property is zoned LDR (City of Tukwila). The existing use of heavy industrial and similar uses are “grandfathered” as legal non-conforming uses.





Covered Shed/Work Station



# Aerial Map













# 12014 44th Pl S

TUKWILA, WA

EXCLUSIVELY LISTED BY:

KYLE STERLING  
425 586 5608  
ksterling@nai-psp.com

SAM JOHNSON  
425 586 5620  
sjohnson@nai-psp.com

**NAI** Puget Sound  
Properties

THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY THE OWNER OF THE PROPERTY OR OTHER SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.