

6801 216th Street SW Mountlake Terrace, WA 98043

RARE STANDALONE WAREHOUSE WITH YARD NEAR I-5/I-405 INTERCHANGE

3,535 SF Available

\$7,500/Month, Modified Gross

PROPERTY DETAILS:

- Warehouse/Office Building with Yard Area
- 6 Oversized Grade-Level Roll Up Doors
- 1 Dock High Door
- Drive Through Loading
- Warehouse Clear Height is 12' – 13'9"
- Abundant Parking
- Immediate Access to Highway 99 and I-5

To schedule a tour/request info, contact:

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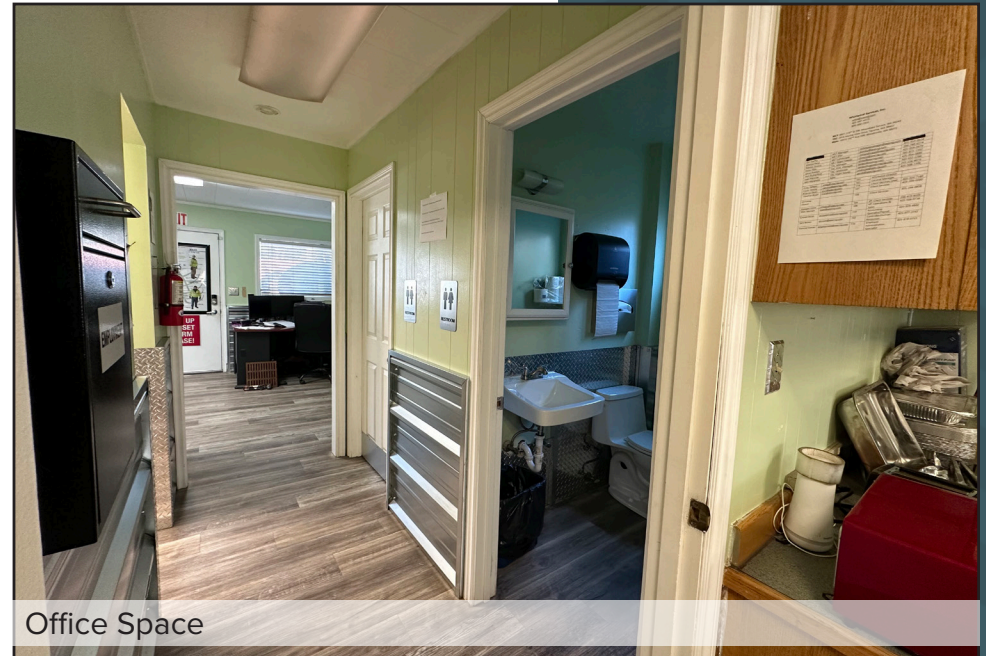
DETAILS

PROPERTY DETAILS:

- 5 minutes to I-405 / I-5 Interchange
- Approximately 28,000 cars per day
- Approximately 7,000 SF yard space for extra parking or storage
- Truck lift available
- Abundant free street parking
- Covered wash-bay/storage area with water/oil

BUILDING DETAILS:

- Oversize grade level doors 10' height, and 18' 2" width
- New LED lighting throughout
- Full HVAC served office space
- New warehouse heater
- Roof recently resealed
- Utility sink in the warehouse
- Bonus mezzanine storage above office

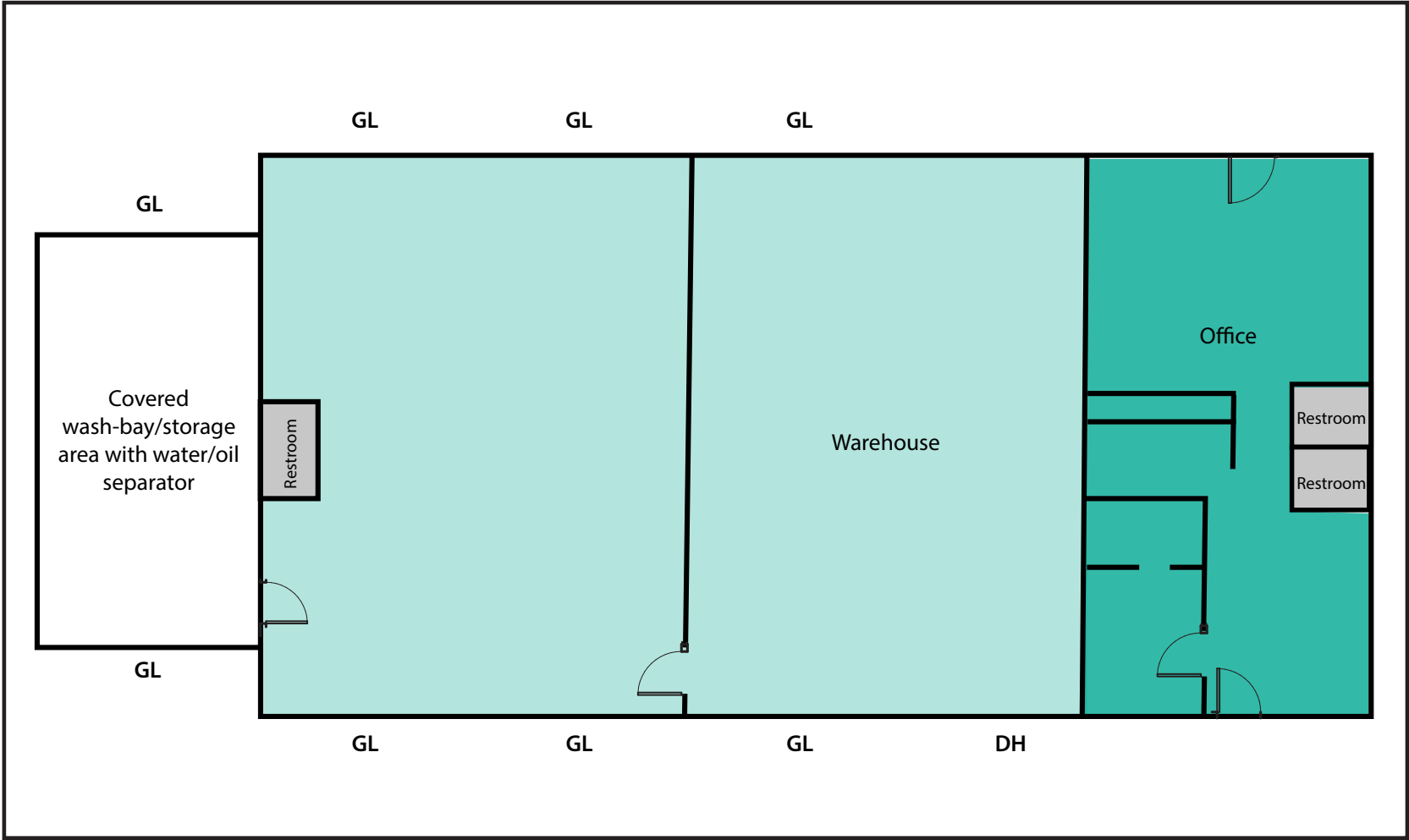


Office Space



Covered wash-bay/storage with water/oil separator

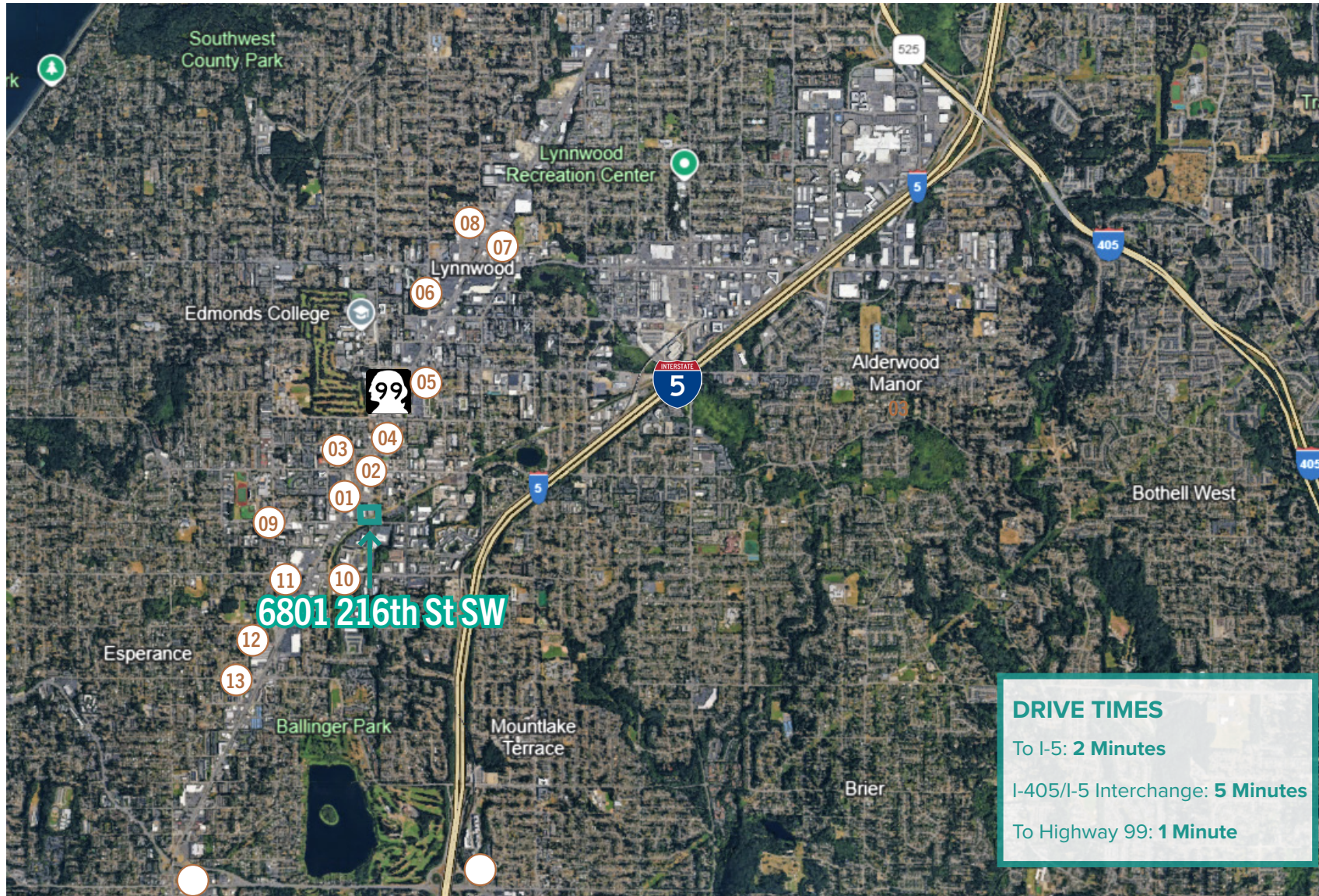
FLOORPLAN



AERIAL MAP



LOCATION MAP



LEGEND:

- 01 Carter Acura Lynnwood
- 02 CarMax
- 03 Swickard Toyota
- 04 Sports Cars International
- 05 Quality Auto Center
- 06 Lexus of Seattle
- 07 Daytona Motor Co
- 08 Pierre Ford Lynnwood
- 09 Swedish Edmonds
- 10 Edmonds Urgent Care
- 11 Lynnwood Honda
- 12 Doug's Hyundai
- 13 Doug's Mazda
- Campbell Auto Group
- UW Medicine Mountlake Terrace

DRIVE TIMES

To I-5: **2 Minutes**

I-405/I-5 Interchange: **5 Minutes**

To Highway 99: **1 Minute**