

# 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:**

**Caleb Farnworth, CCIM**  
425.289.2235  
[calebf@rosenharbottle.com](mailto:calebf@rosenharbottle.com)

**Stossi Tsantilas**  
425.279.7943  
[stossit@rosenharbottle.com](mailto:stossit@rosenharbottle.com)

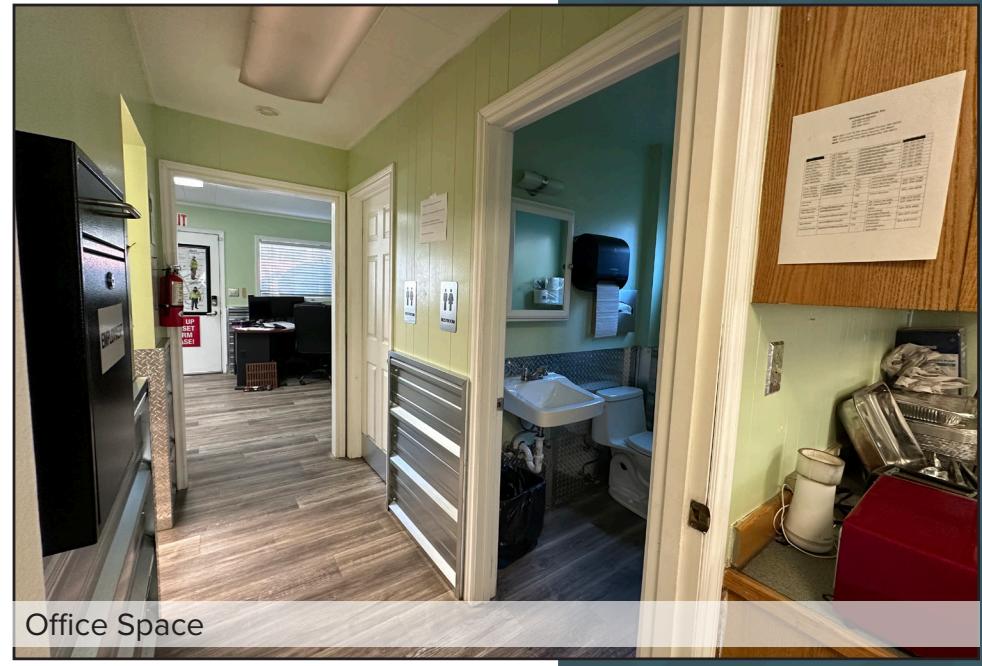


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# DETAILS

## PROPERTY DETAILS:

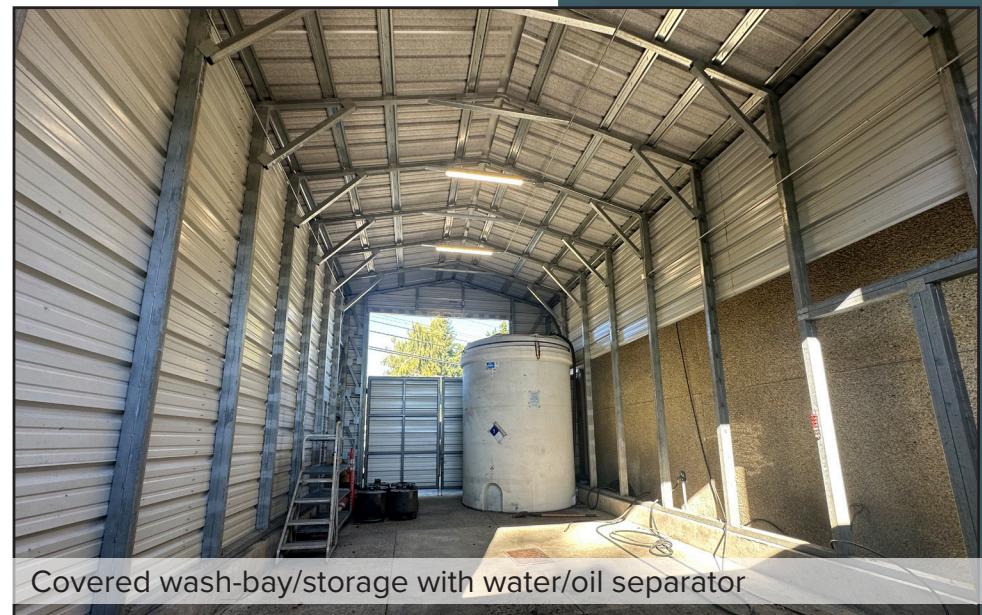
- 5 minutes to I-405 / I-5 Interchange
- Approximately 28,000 cars per day
- Approximately 7,000 SF yard space for extra parking or storage
- Truck lift available
- Abundant free street parking
- Covered wash-bay/storage area with water/oil



Office Space

## BUILDING DETAILS:

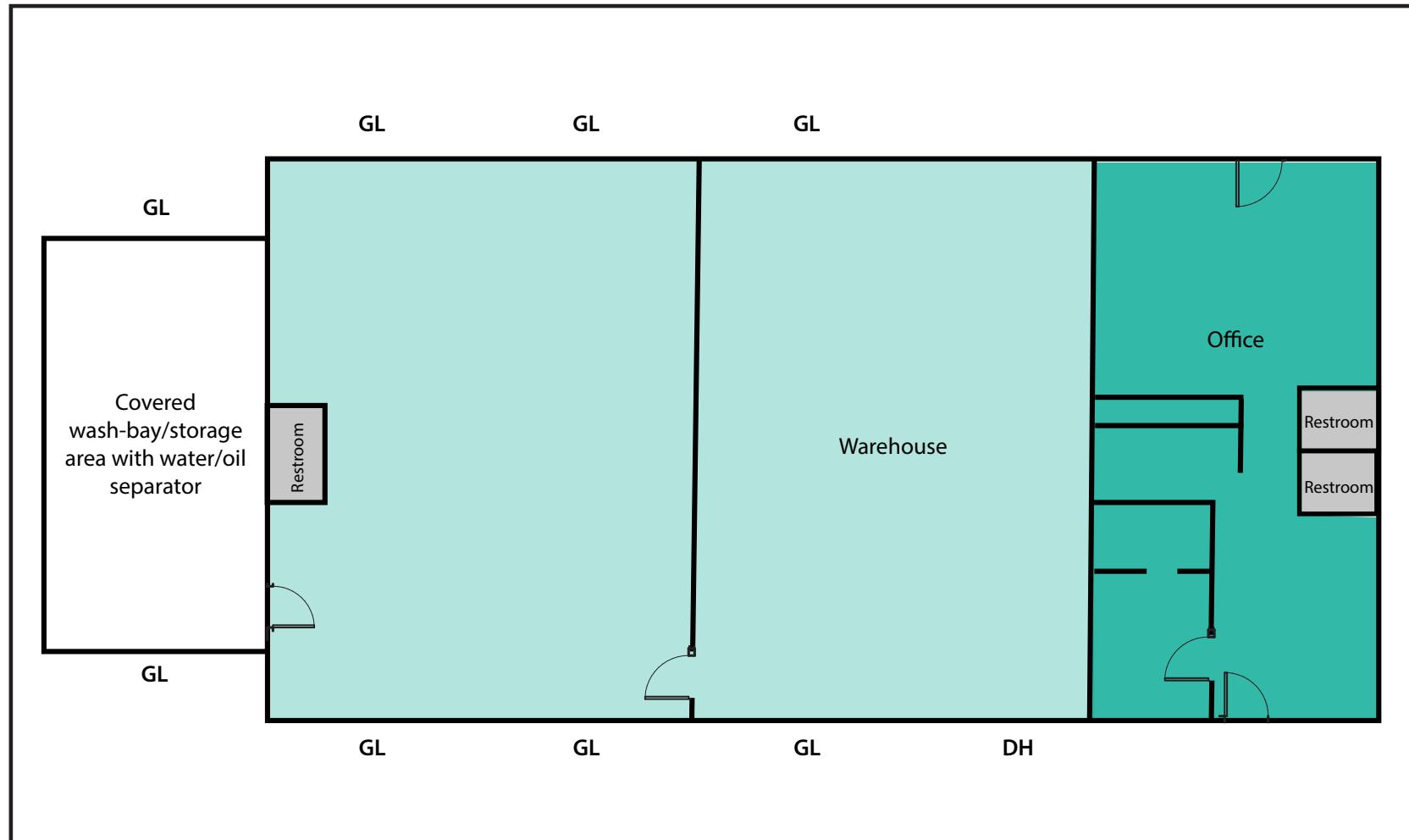
- Oversize grade level doors 10' height, and 18' 2" width
- New LED lighting throughout
- Full HVAC served office space
- New warehouse heater
- Roof recently resealed
- Utility sink in the warehouse
- Bonus mezzanine storage above office



Covered wash-bay/storage with water/oil separator

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# FLOORPLAN



# AERIAL MAP



# LOCATION MAP

