

 Warehouse Sublease Opportunity – Tukwila, WA (Seattle Area)



Located in Tukwila, WA (south of Seattle), this warehouse sits in a strategically positioned commercial park with excellent accessibility. It is close to the airport and major highways, offering convenient access to the Port of Seattle and the entire Seattle metropolitan area. The property also benefits from a Seattle mailing address and 206 area code, making it ideal for e-commerce and trade operations.



**Property Overview**

Total Size: 8,440 sq ft (approx. 784 sqm)

\*Unit 1

\* Lease Expiration: September 2027

\* Total Size: 4,720 sq ft

\* Office Space: 1,100 sq ft

\* Ground-Level Loading Doors: 2

\* Clear Height: approx. 20–22 ft

\* End Unit Location

\* Original Rent: \$7433 Discounted Rent: \$6,000/month



 Unit 2

\* Lease Expiration: September 2027

\* Total Size: 3,720 sq ft

\* Ground-Level Loading Doors: 2

\* Clear Height: approx. 20–22 ft

Original Rent: \$ 5914.62 Discounted Rent: \$4,700/month



**Units can be leased individually or together  
Currently combined and internally connected**

**★ Key Advantages**

**1. Competitive Pricing**

**Below-market rent with excellent value for similar properties in the area**

**2. Prime Location & Accessibility**

**Immediate access to I-5, I-405, SR-599, and SR-518**

**Quick connection to Seattle Port and greater metro area**

**3. Efficient Loading Setup**

**Equipped with 2 loading doors per unit for smooth operations**

**4. Seattle Business Presence**

**Includes Seattle mailing address and 206 area code**

**5. Upgraded Business Park**

**Recently renovated exterior and landscaping.**



## **Ideal for E-commerce & Logistics Operations**

**Setting up an overseas warehouse in this location provides:**

- \* Faster Delivery Times**  
Shorter fulfillment cycles and improved customer experience
- \* Lower Shipping Costs**  
Bulk shipping reduces overall logistics expenses
- \* Efficient Returns Handling**  
Faster processing improves after-sales service
- \* Market Expansion**  
Compete with local sellers and scale operations
- \* Improved Pricing Power**  
Local fulfillment supports higher pricing and margins
- \* Fewer Logistics Constraints**  
Better handling of bulky, heavy, or restricted goods
- \* Flexible Amazon Replenishment**  
Faster restocking compared to direct FBA shipments, especially during peak seasons
- \* Higher Profit Margins**  
Cost reduction + operational efficiency = stronger profitability