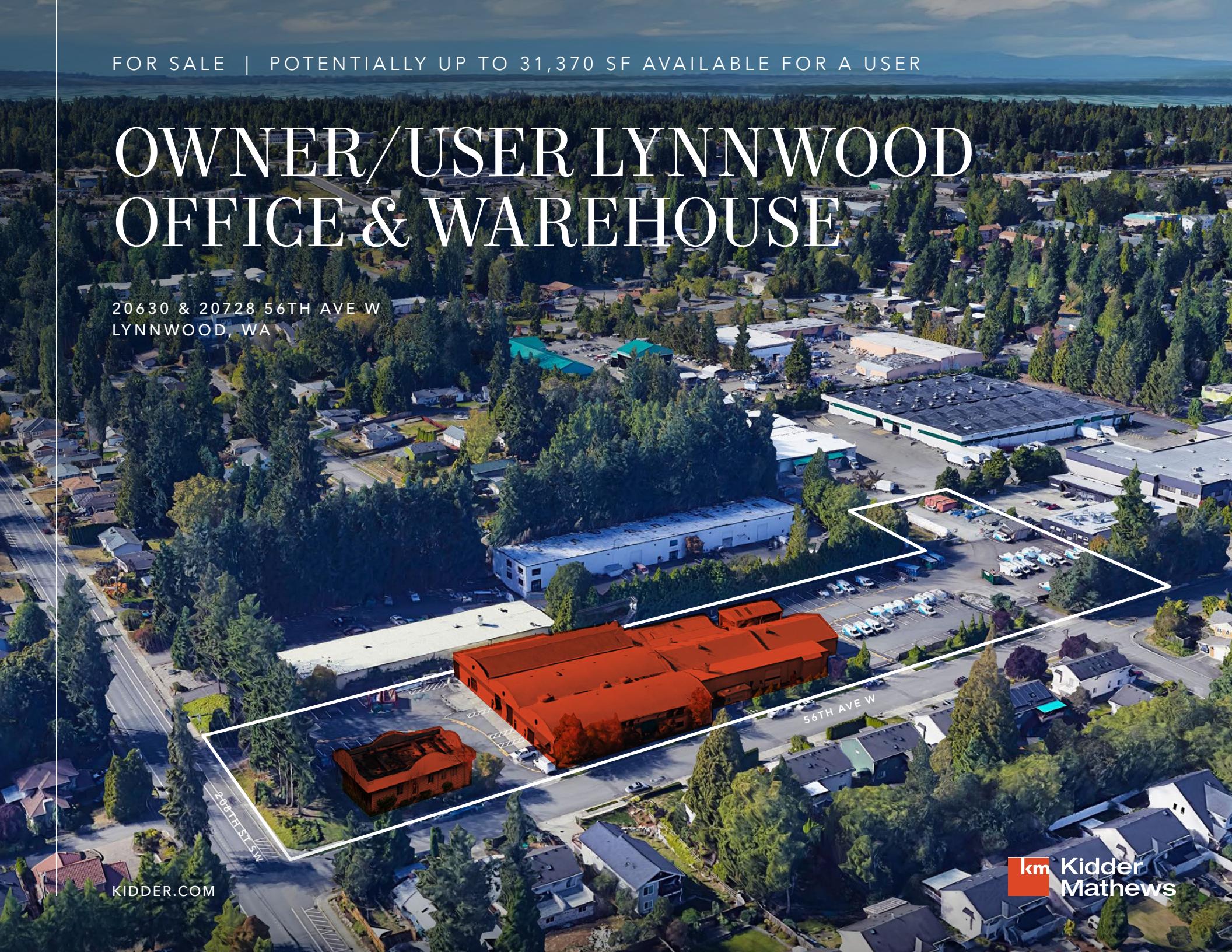


FOR SALE | POTENTIALLY UP TO 31,370 SF AVAILABLE FOR A USER

# OWNER/USER LYNNWOOD OFFICE & WAREHOUSE

20630 & 20728 56TH AVE W  
LYNNWOOD, WA



KIDDER.COM

km Kidder  
Mathews

FOR SALE | 20630 & 20728 56TH AVE W, LYNNWOOD



## PROPERTY HIGHLIGHTS

3.65 acres / Yard available

Central Lynnwood location

±39,096 SF office and warehouse space

Multiple buildings with abundant yard and rare dock and grade loading

Fenced and secure perimeter

Quick access to I-5 and I-405 via the full interchanges at 196th St SW and 220th St SW

Extra land with future development potential

Multiple tax parcels

## BRIAN KENWORTHY

Senior Vice President

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**km** Kidder Mathews

## SITE PLAN



**39,096 SF**

TOTAL OFFICE & WAREHOUSE

▲ Grade-level loading

△ Dock-high loading

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### TENANTS

Suite	Size	Suite	Size
A-Game Plumbing & Heating	1,066 SF	Evergreen	7,200 SF
AT&T	16,260 SF	Seattle Ski	3,200 SF
NW Painting	3,460 SF	Storage	1,910 SF
Available	6,000 SF	Ferrellgas	Yard only

## 20630 BUILDING



### HIGHLIGHTS

- Up to 31,370 SF potentially available
- Four dock doors
- Ten grade-level doors
- Wash rack
- Oil & water separator
- Paved yard
- Zoned LI (Light Industrial)

*31,370 SF*

POTENTIALLY AVAILABLE

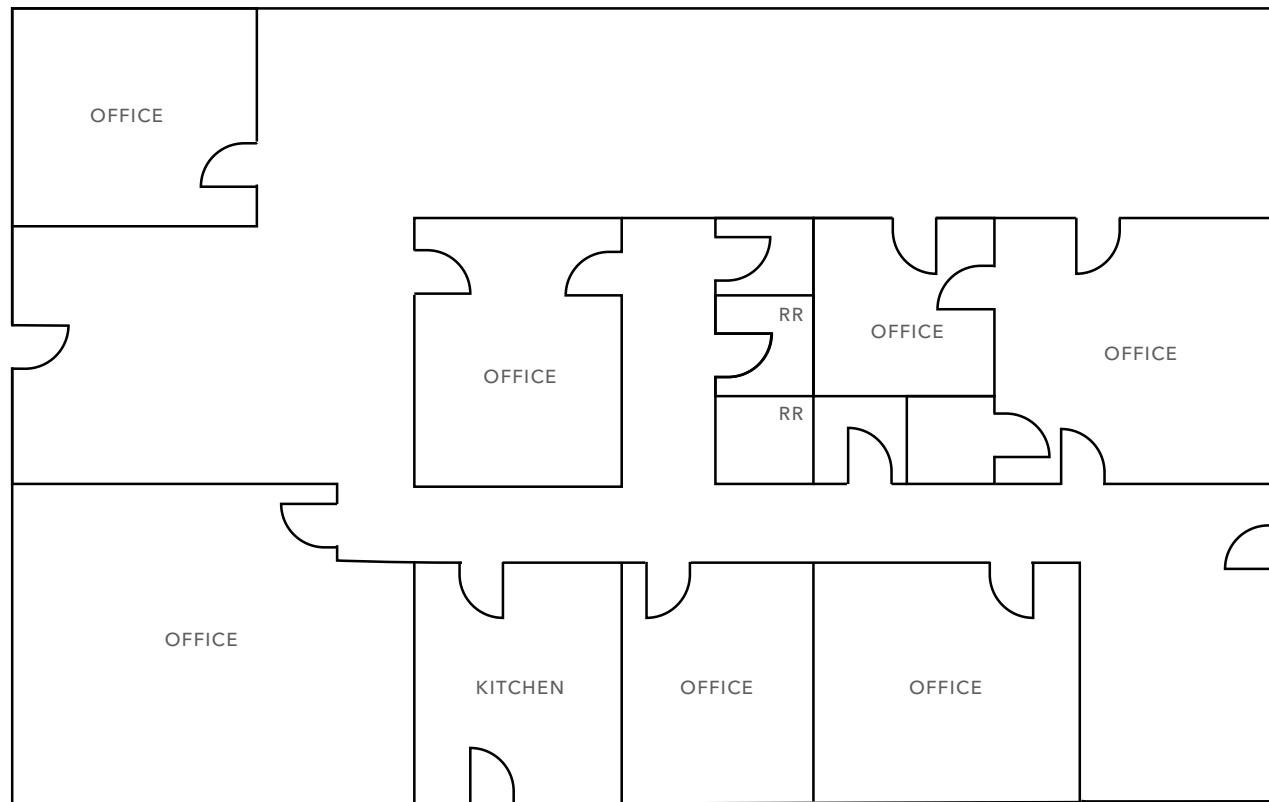
*3.65 AC*

LAND AREA

*16' - 22'*

CEILING HEIGHT

## 20728 BUILDING



### HIGHLIGHTS

Free-standing office building

Located on the corner of 56th Ave W & 208th St SW

100%  
OCCUPIED

2,568  
OFFICE RSF

25  
PARKING STALLS

FOR SALE | 20630 & 20728 56TH AVE W, LYNNWOOD



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