

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

# OWNER/USER LYNNWOOD OFFICE & WAREHOUSE

20630 & 20728 56TH AVE W  
LYNNWOOD, WA

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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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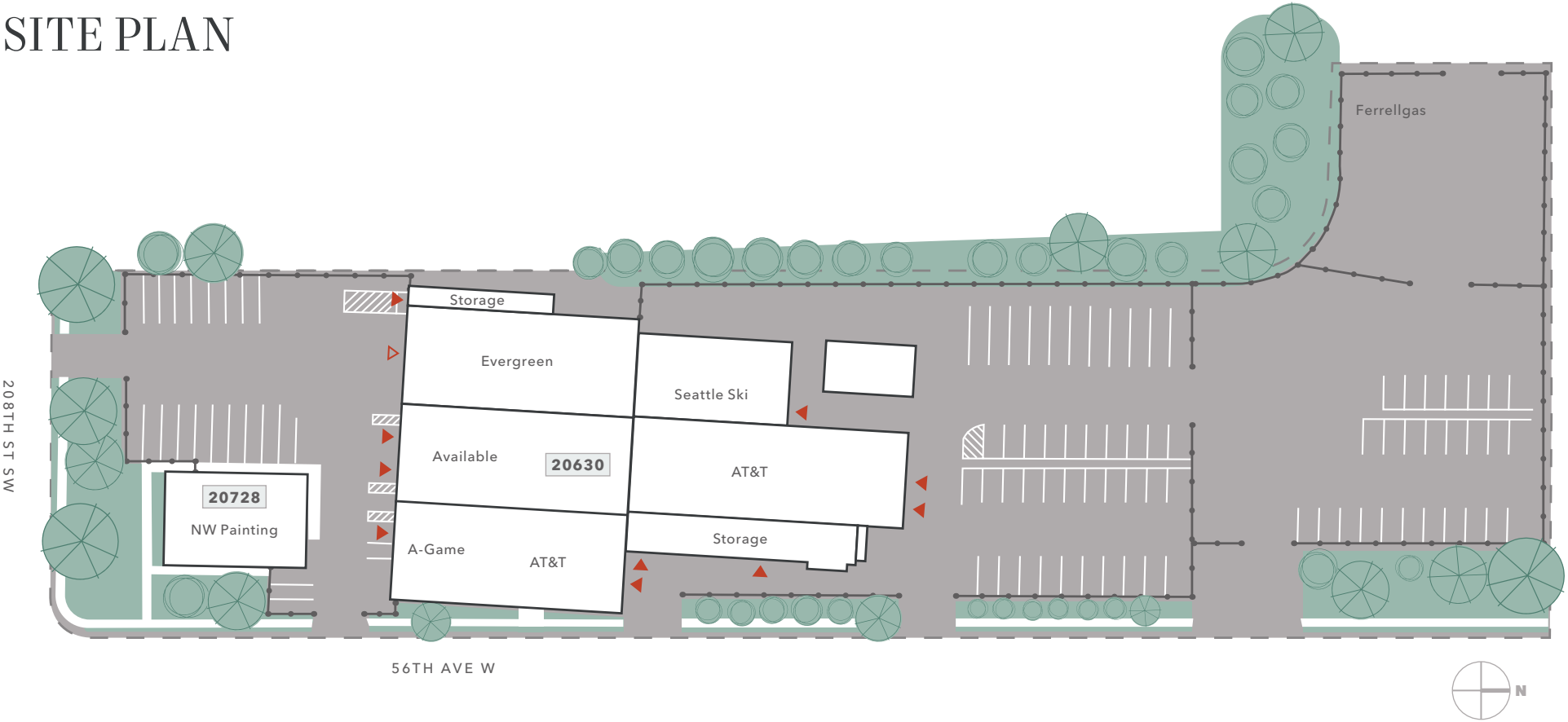
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SITE PLAN



39,096 SF  
TOTAL OFFICE & WAREHOUSE

- ▲ Grade-level loading
- △ Dock-high loading

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

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# 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

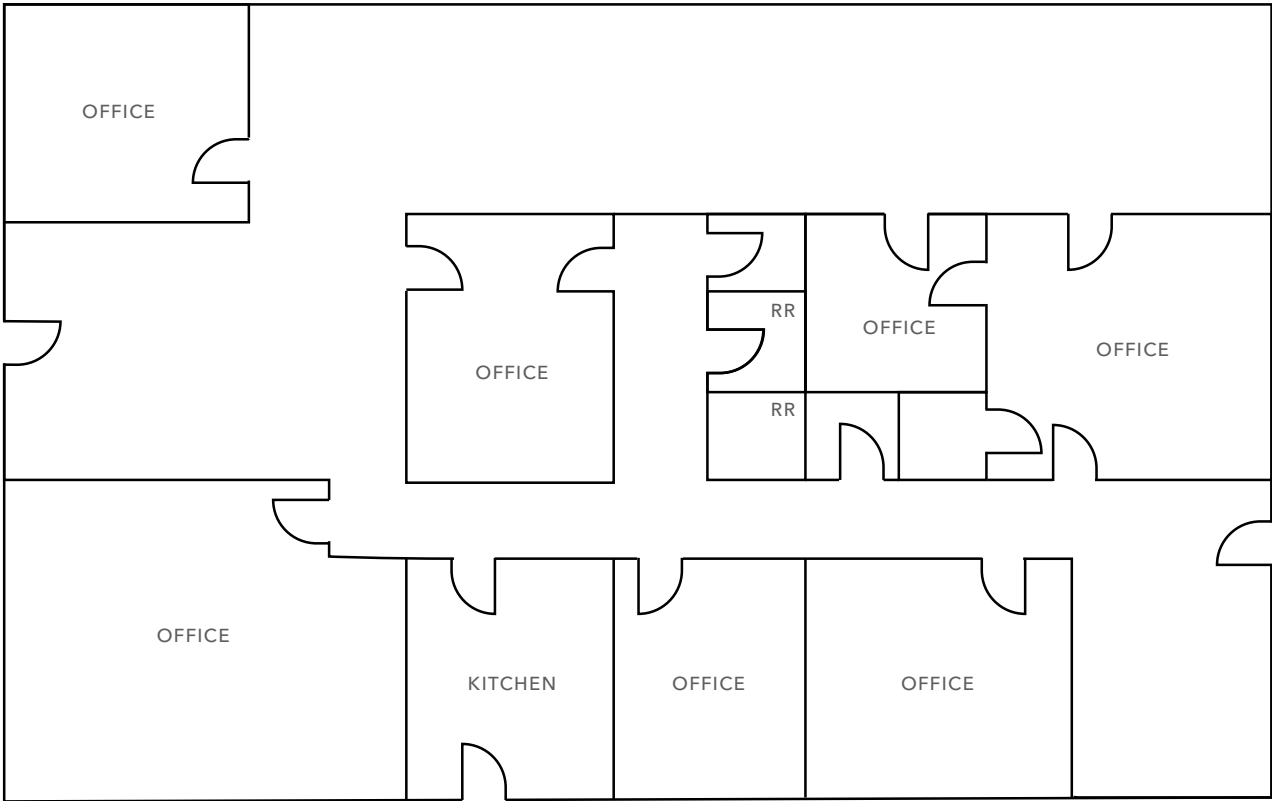
**16' - 22'**  
CEILING HEIGHT

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# 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

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