

# FOR LEASE - MONROE Warehouse/Office Space

17045 Tye Street SE, Monroe, WA 98272

**39,205 SF**

**32,765 whse**

**6,440 office**

**39,205 Total**

**2,842 Mezz**

**42,047 Incl Mezz**



## Property Features:

- Single Occupancy
- 6 DH doors with levelers
- 1 drive-In loading door
- Sprinklered
- HVAC office
- Power: 600 amps 277/480 volt 3-Phase
- Clear Height 24' ± see LB
- Highly functional building
- Easy Access to SR 522 & US-2

## 2,842 SF BONUS MEZZ STORAGE SPACE – EASY LOADING

17045 Tye Street SE, Monroe, WA 98272



**WESTEC,  
LTD.**

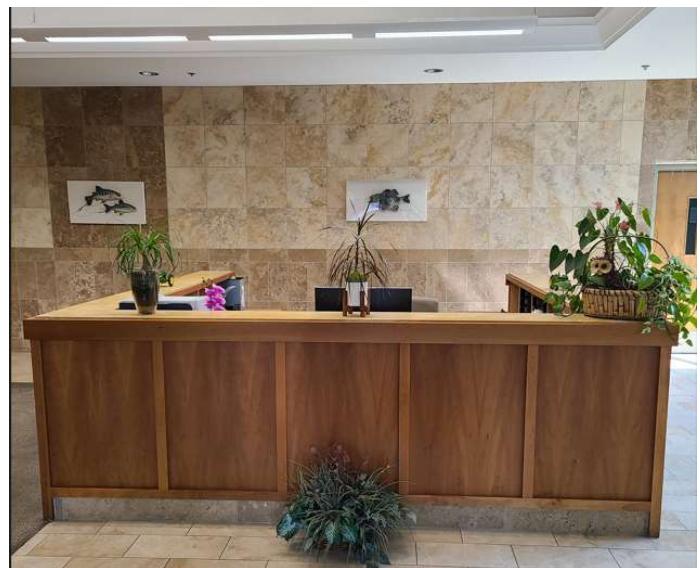
**Contact: Don Pickens**

[don@westec-ltd.com](mailto:don@westec-ltd.com)

425.883.2300

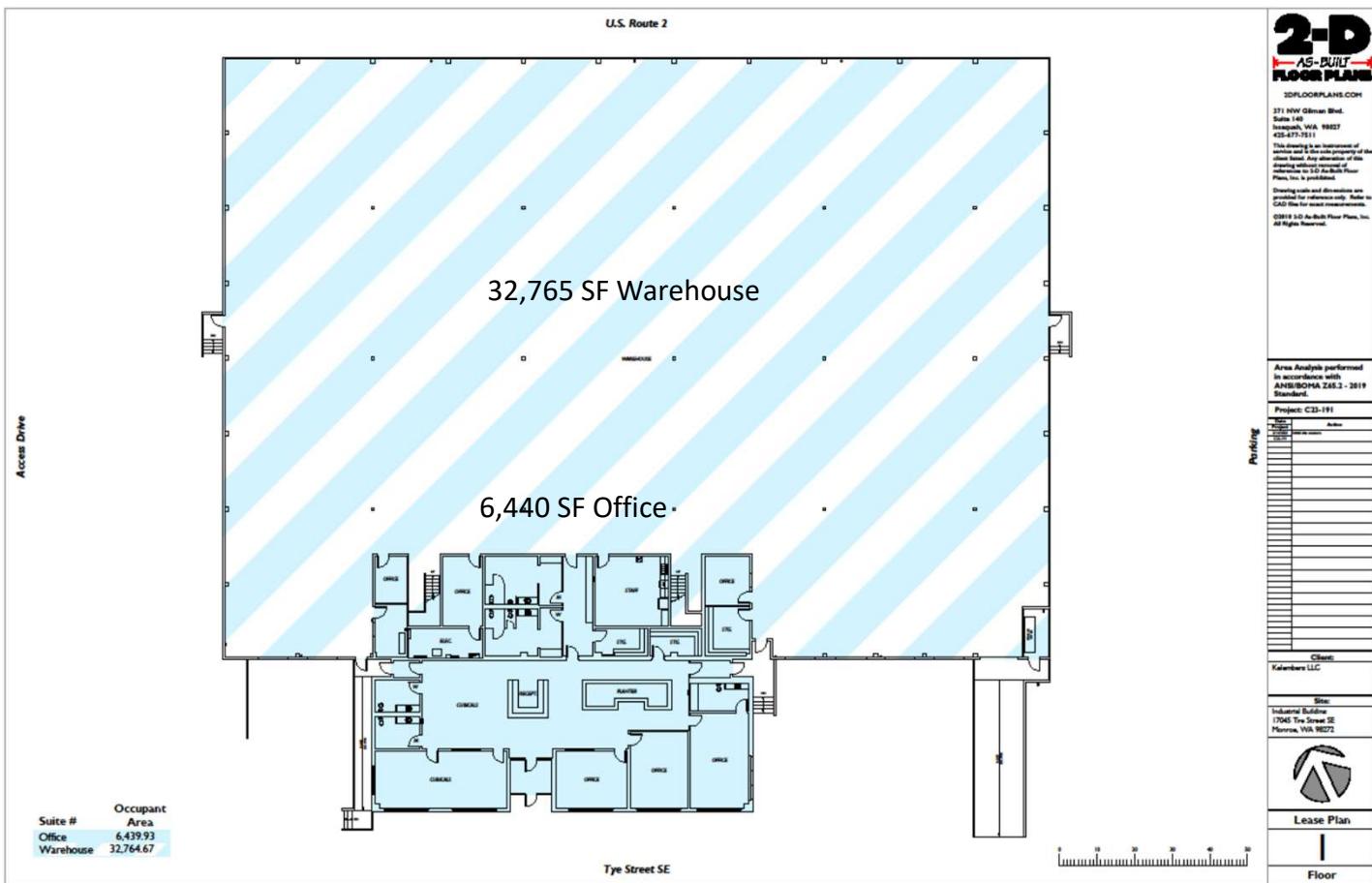
2018 156<sup>th</sup> Ave NE

Bellevue, WA 98007

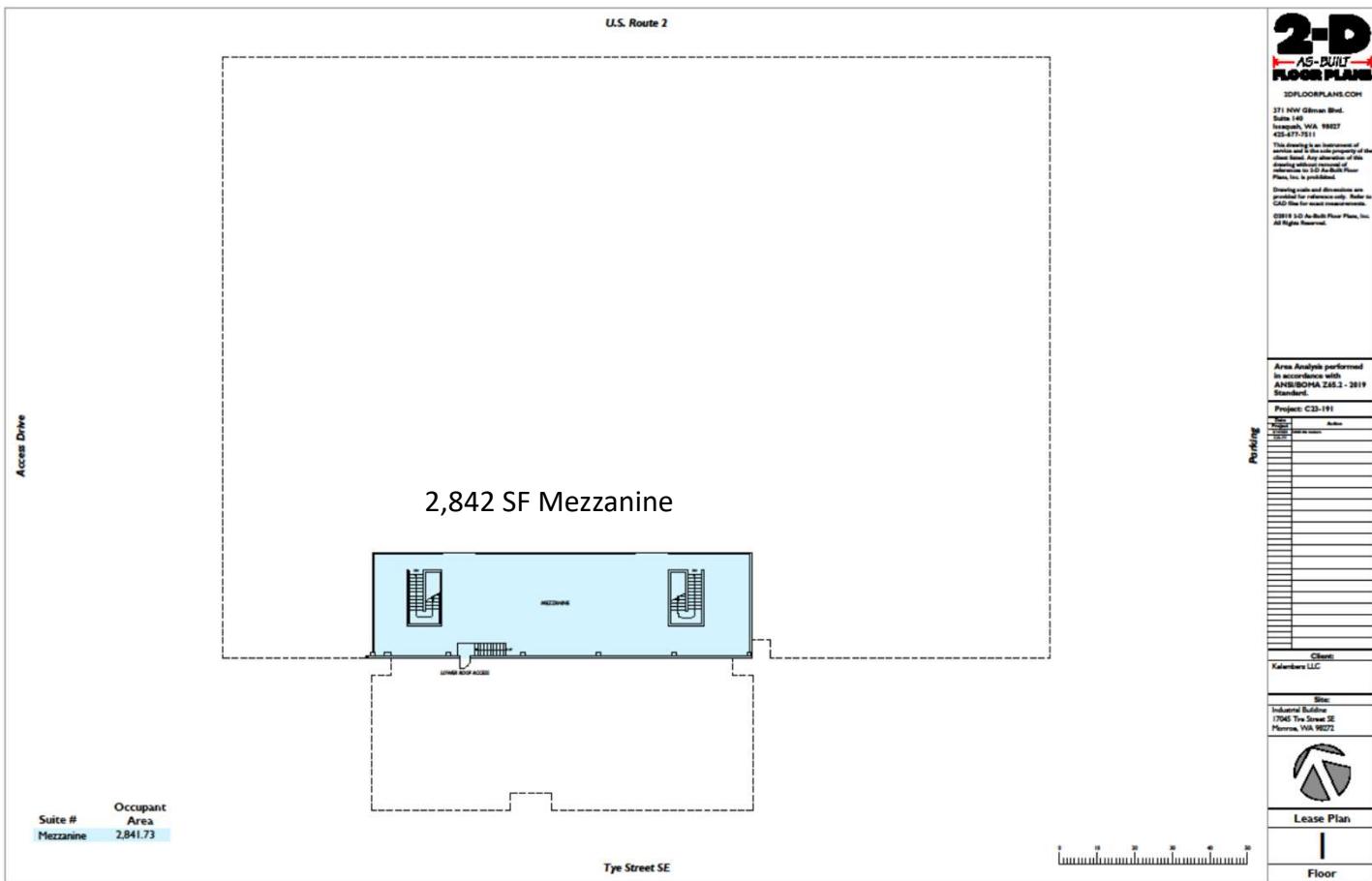


The above information has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and/or completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be examined by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

## Ground Floor



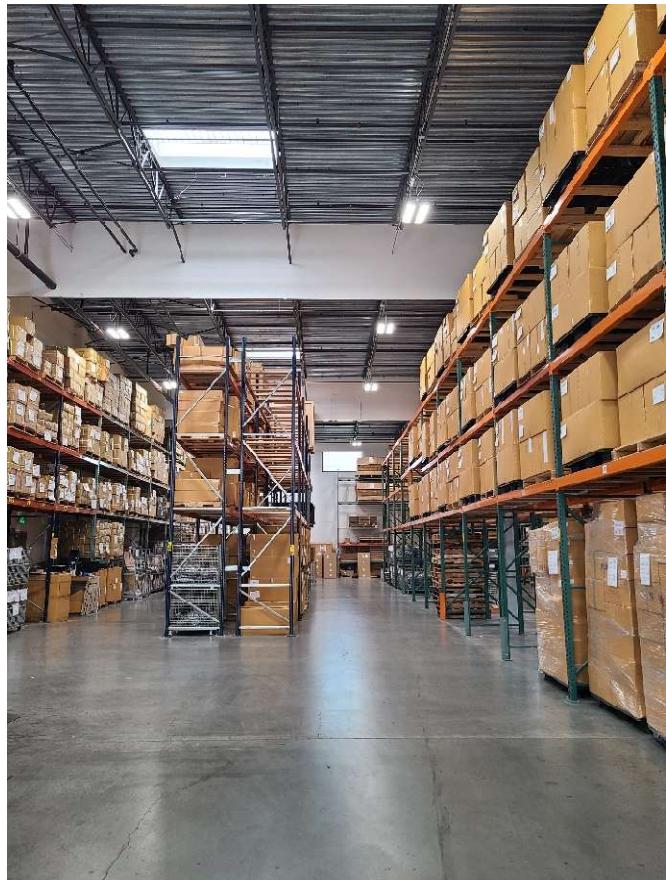
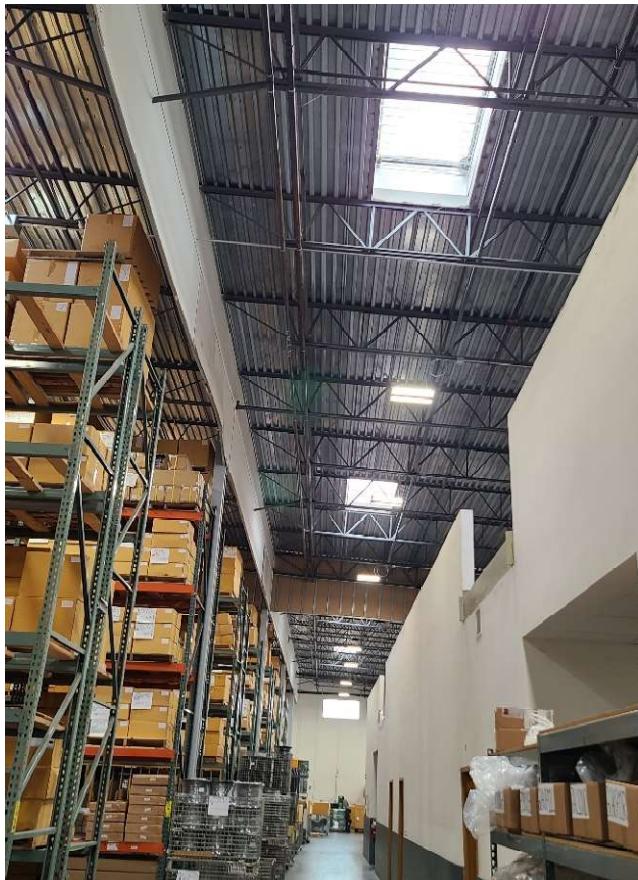
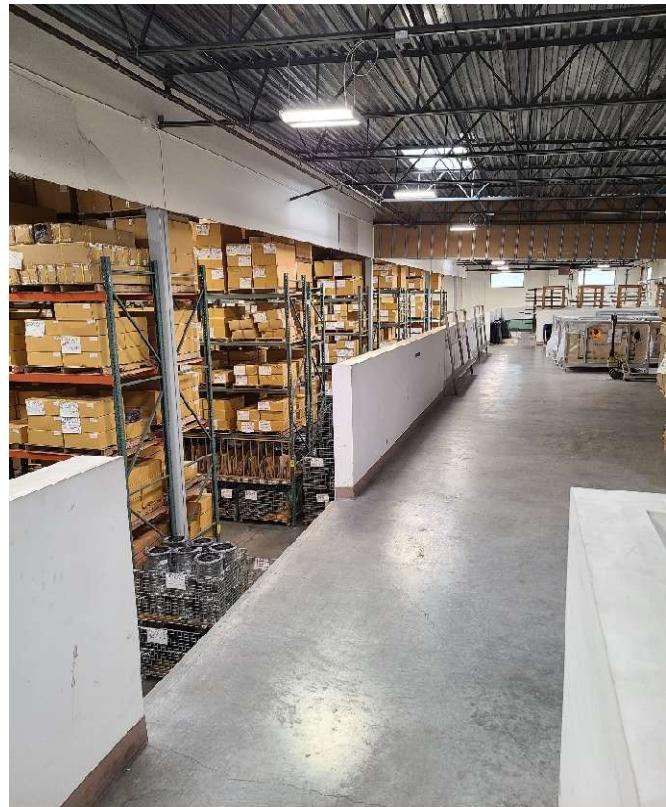
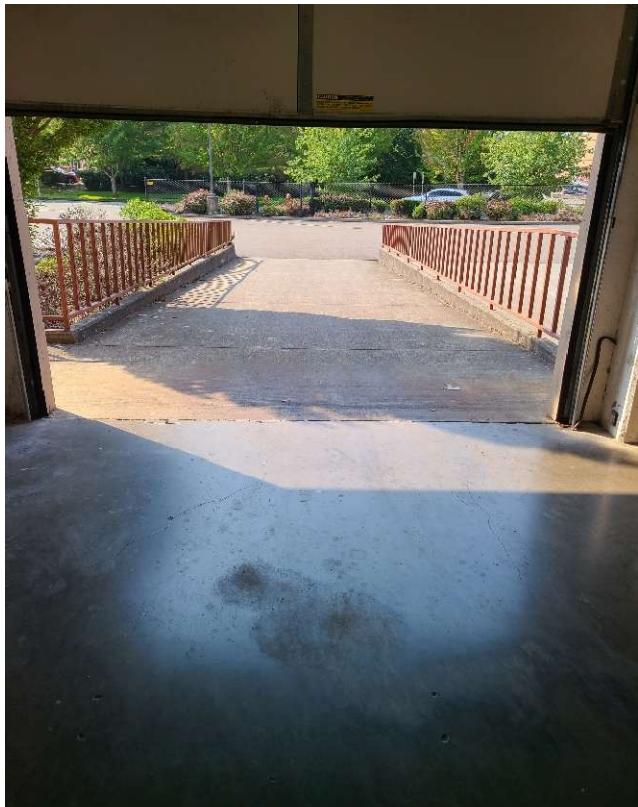
## Mezzanine



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