

6801 216th Street SW Mountlake Terrace, WA 98043

RARE STANDALONE WAREHOUSE WITH YARD NEAR I-5/I-405 INTERCHANGE

3,535 SF Available

\$7,700/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

Stossi Tsantilas

425.279.7943

stossit@rosenharbottle.com



The information provided herein has been obtained from sources believed to be reliable, but no representation or warranty, express or implied, is made with respect to the accuracy or completeness of any such information. Each prospective buyer or tenant should independently investigate, evaluate and verify all information provided herein and any other matters deemed material. Please consult your attorney, tax advisor or other professional advisor. The terms of sale or lease set forth herein are subject to change or withdrawal at any time and without notice.



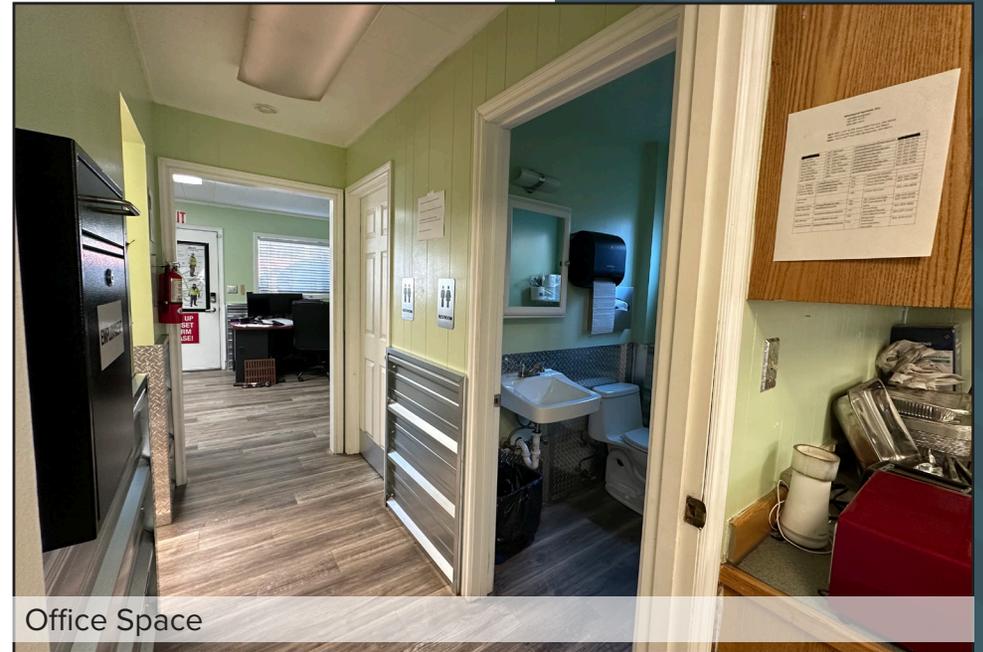
DETAILS

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

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



Office Space

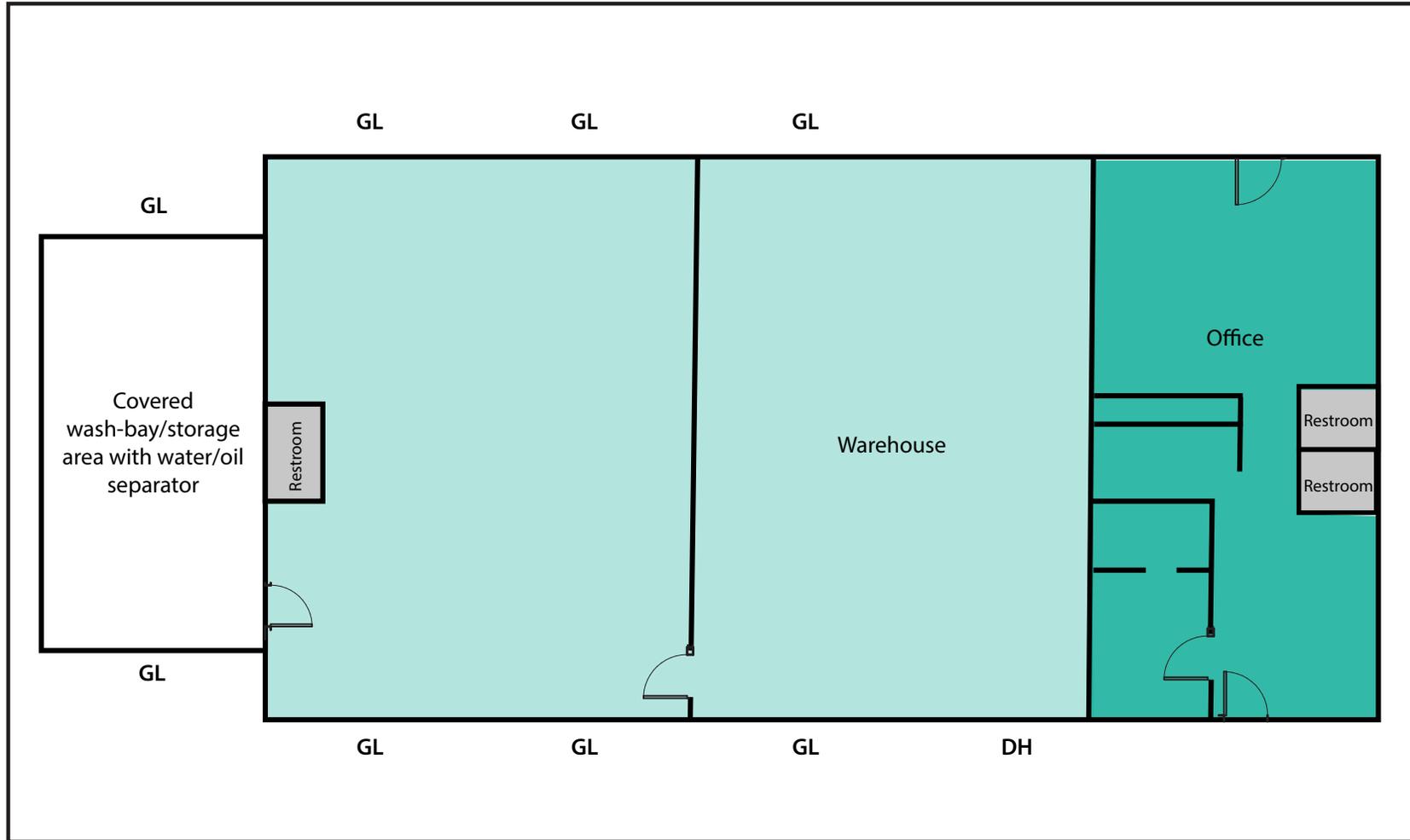


Covered wash-bay/storage with water/oil separator

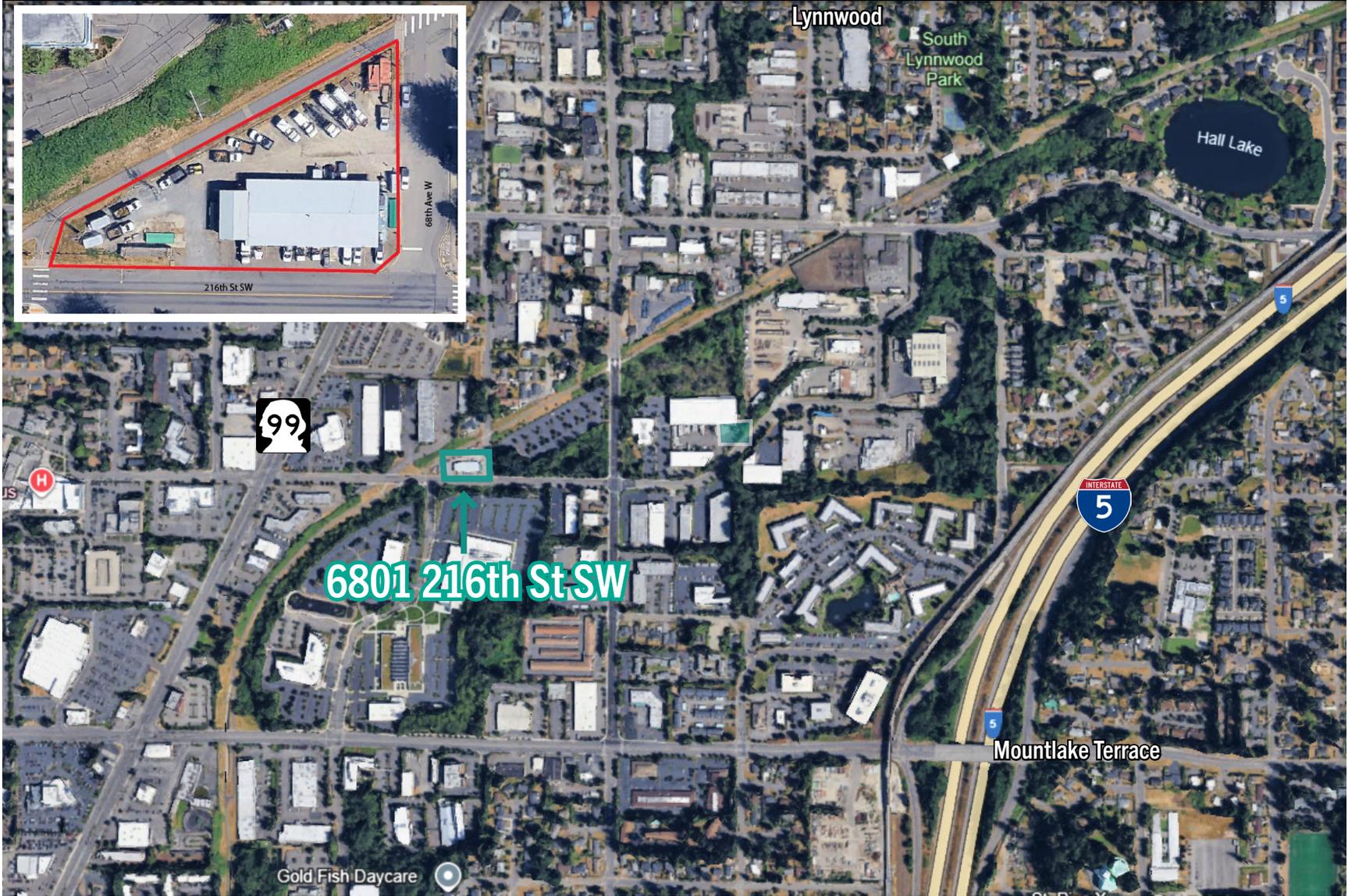
PHOTOS



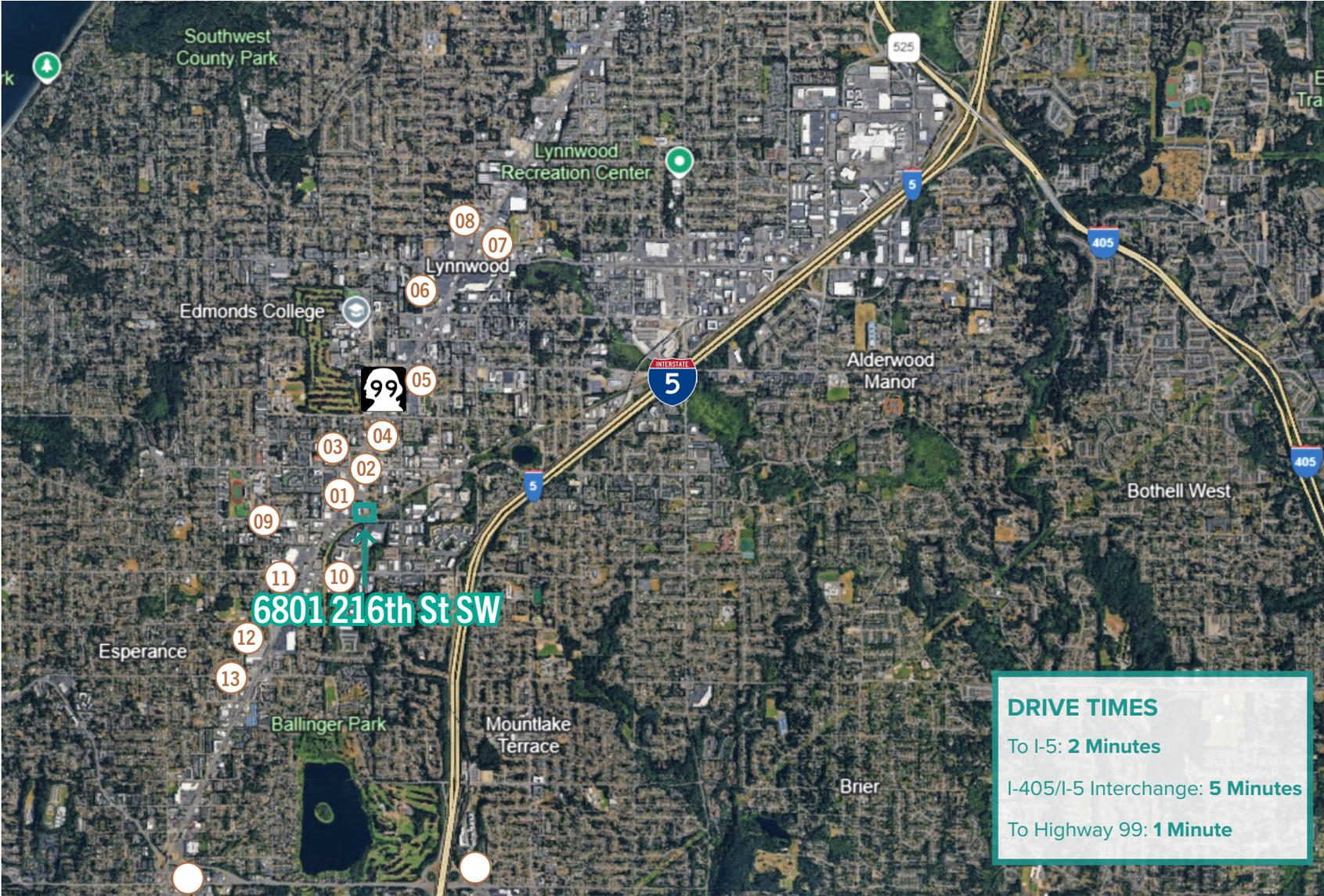
FLOOR PLAN



AERIAL MAP



LOCATION MAP



LEGEND:

- 01 Carter Acura Lynnwood
- 02 CarMax
- 03 Swickard Toyota
- 04 Sports Cars International
- 05 Quality Auto Center
- 06 Lexus of Seattle
- 07 Daytona Motor Co
- 08 Pierre Ford Lynnwood
- 09 Swedish Edmonds
- 10 Edmonds Urgent Care
- 11 Lynnwood Honda
- 12 Doug's Hyundai
- 13 Doug's Mazda
- Campbell Auto Group
- UW Medicine Mountlake Terrace