

WAREHOUSE/OFFICE FOR SUBLEASE

11609 49th Place W

MUKILTEO, WA 98275



UNION STREET
CORPORATE REAL ESTATE, LLC



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES



PROPERTY OVERVIEW

AVAILABLE SPACE:	32,832 SF
OFFICE:	10,000 SF
WAREHOUSE:	22,832 SF
CLEAR HEIGHT:	20'
POWER:	HEAVY
DOORS:	2 GL
ZONING:	IP
RATE:	Negotiable

PROPERTY DESCRIPTION

32,832 standalone building with secured yard and surface parking. Temperature controlled warehouse with insulation. Recently renovated office space with a mix of private offices and open floor plan. Master lease term through November 30, 2032. Longer term available directly through landlord.

LOCATION DESCRIPTION

Located in the heart of Mukilteo with nearby amenities and restaurants. Easy access to both I-5 and I-405.

CONTACT

Ryan Aleinikoff

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206.445.4912

Derek Hermesen

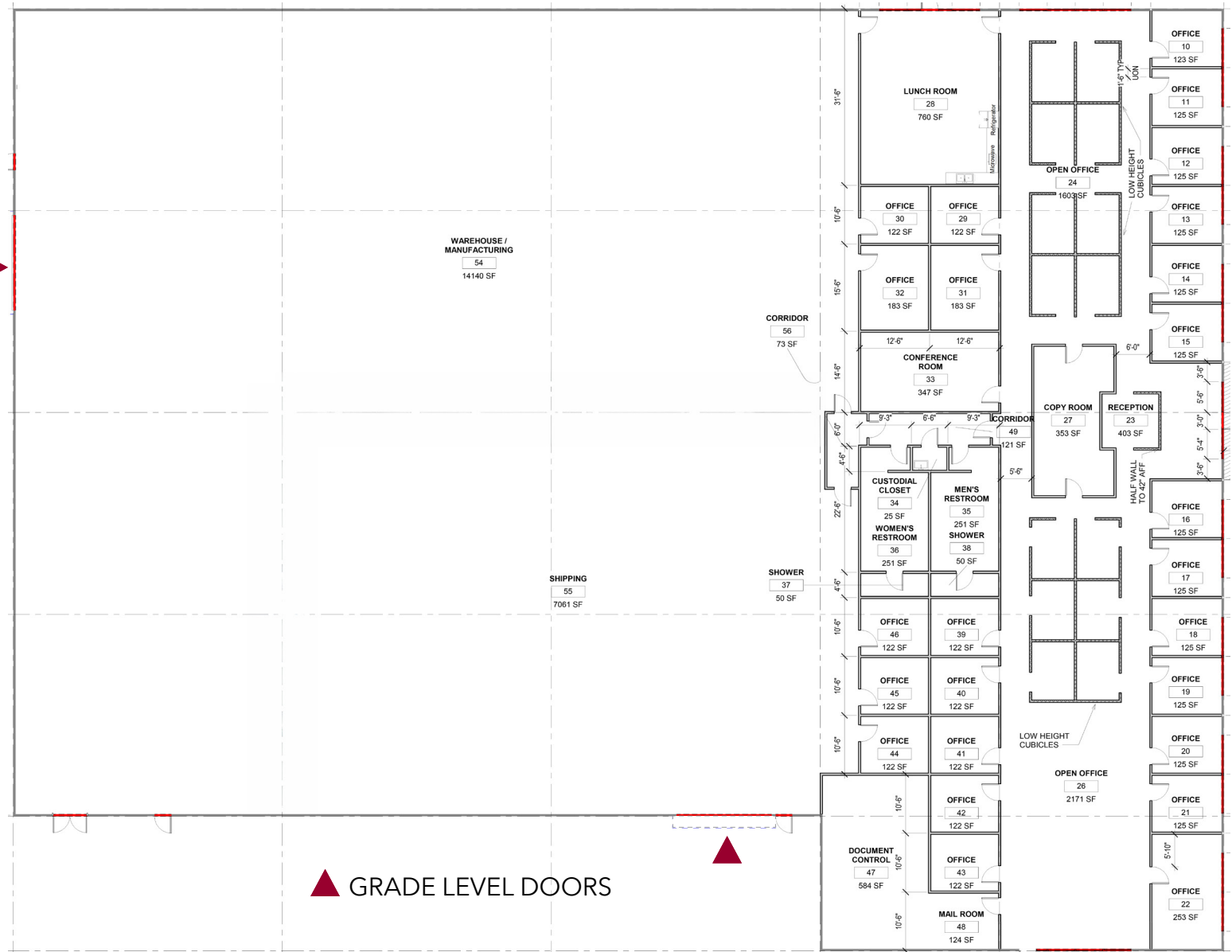
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

FLOOR PLAN



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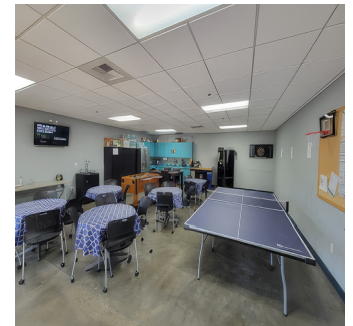
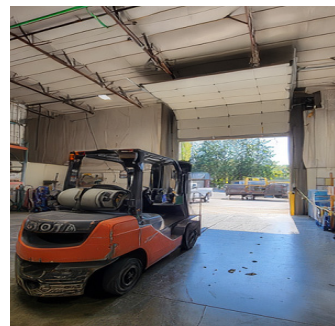
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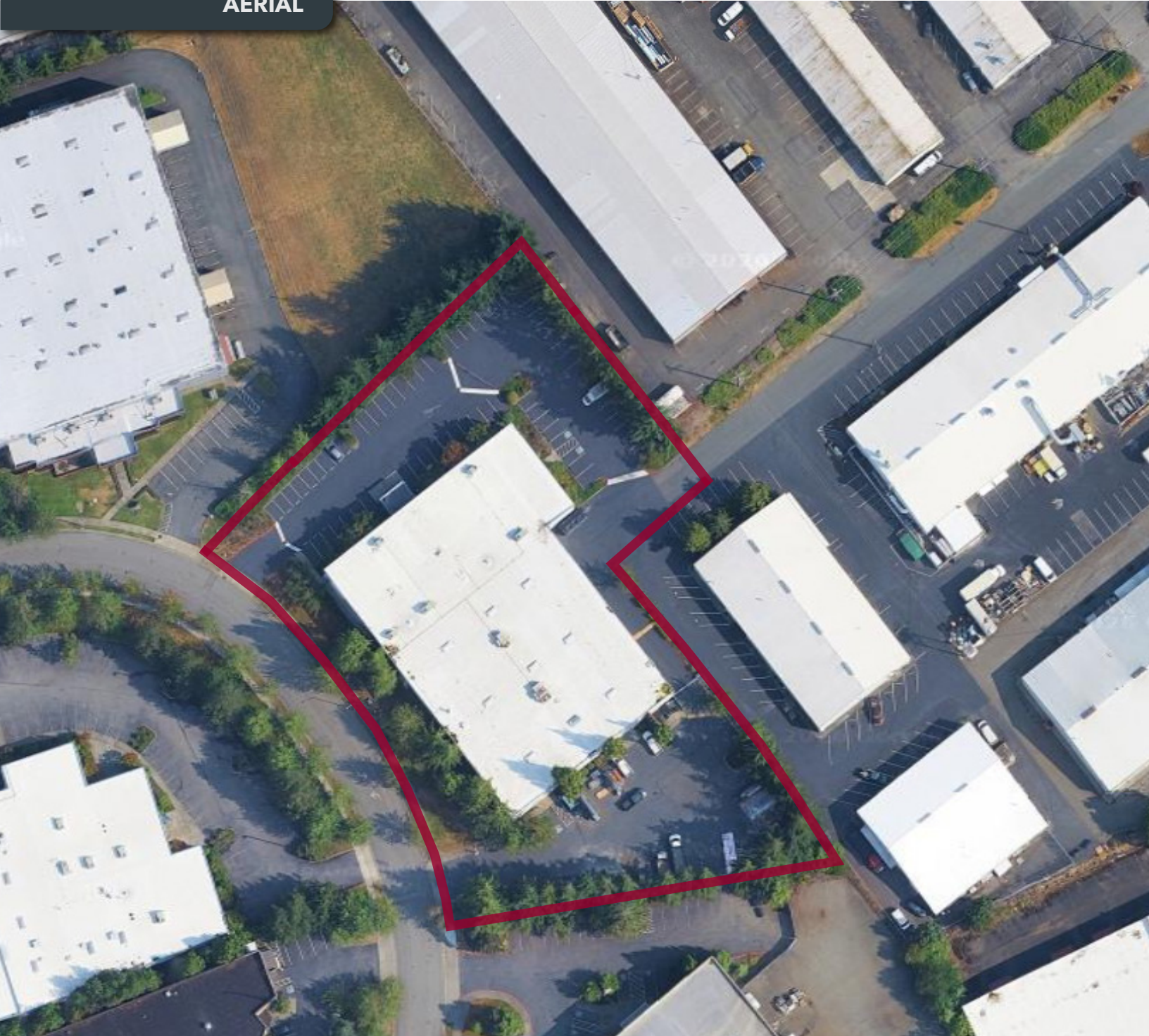


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AERIAL



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