



MUKILTEO SHOP WITH YARD

Shop and outside storage available for
lease on Mukilteo Speedway

12406 MUKILTEO SPEEDWAY, MUKILTEO, WA 98275

2.12 AC
TOTAL LAND AREA

13,200 SF
SHOP/SHOWROOM

MUKILTEO SHOP WITH YARD



HIGH VISIBILITY
LOCATION
ON MUKILTEO
SPEEDWAY



TWO BUILDINGS
TOTALING
13,200 SF



2.12 ACRES OF
LIGHT INDUSTRIAL
ZONING, CITY
OF MUKILTEO



±45,000 SF FENCED
AND SECURED
YARD AREA



MUKILTEO SHOP WITH YARD

Shop Features

10,700 total SF shop

1,179 SF new mezzanine office

24' - 26' ceiling height

Clear span

Insulated

3-phase power

Natural gas heaters

T5 lighting

20'-wide automatic grade-level door

Drive-thru capability

2,400 SF of high bay wash-down area with oil / water separator

Base Rent: \$29,500/Month, Absolute Net

Estimated Nets: \$6,000/Month

Ideal Uses

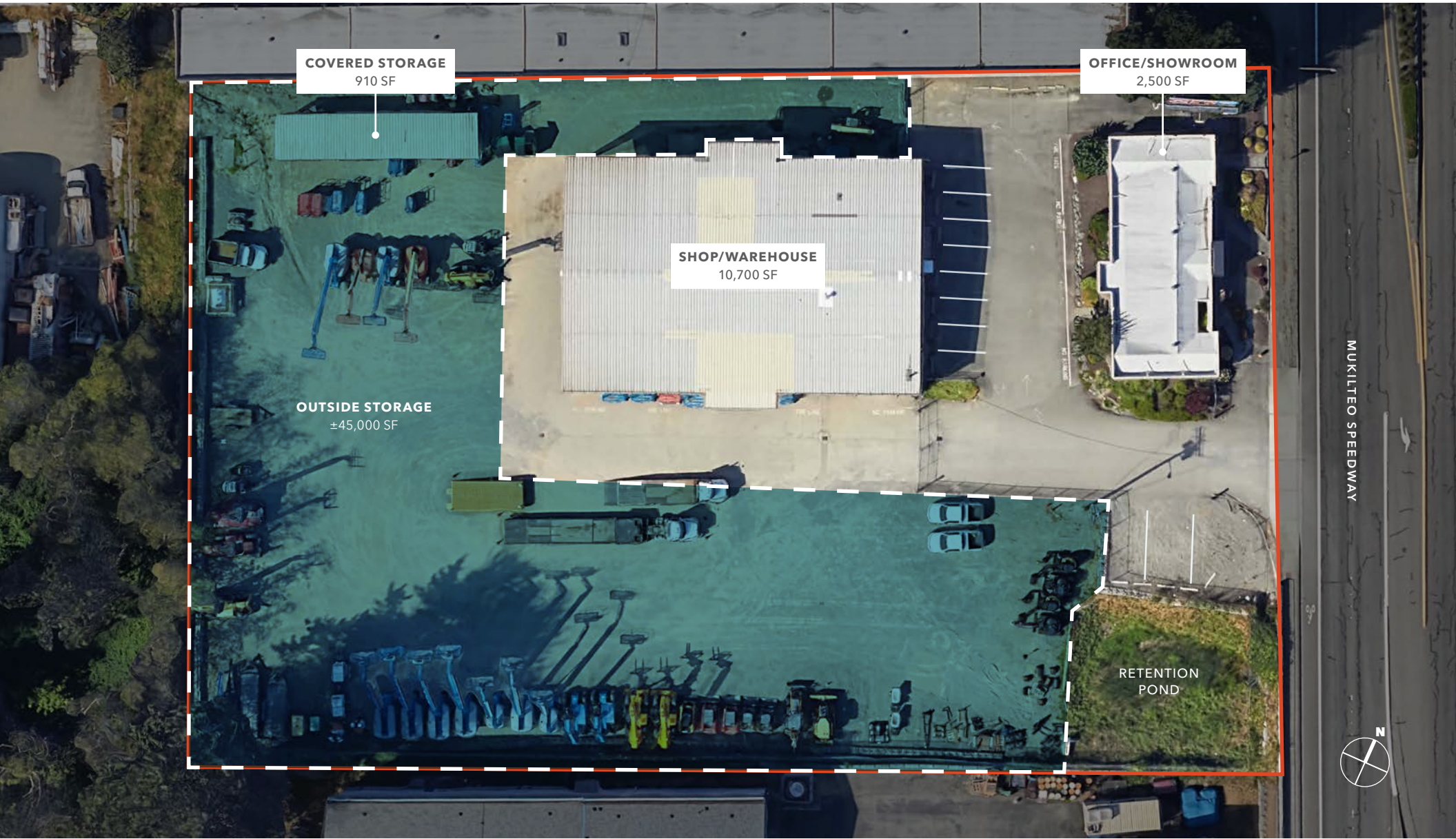
Commercial equipment rental

Large general contractor

Large construction supply house



MUKILTEO SHOP WITH YARD



COVERED STORAGE
910 SF

OFFICE/SHOWROOM
2,500 SF

SHOP/WAREHOUSE
10,700 SF

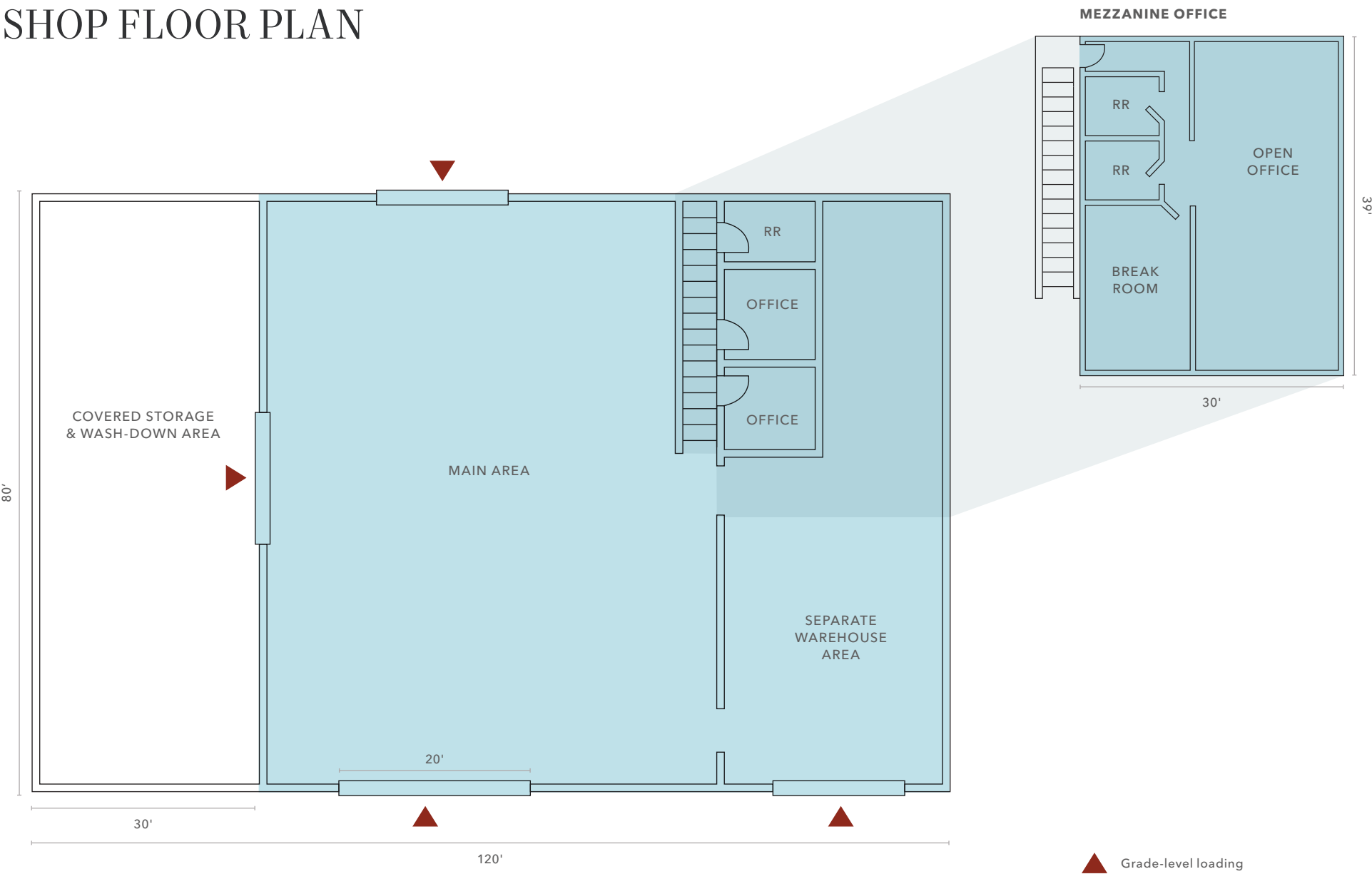
OUTSIDE STORAGE
±45,000 SF

RETENTION POND

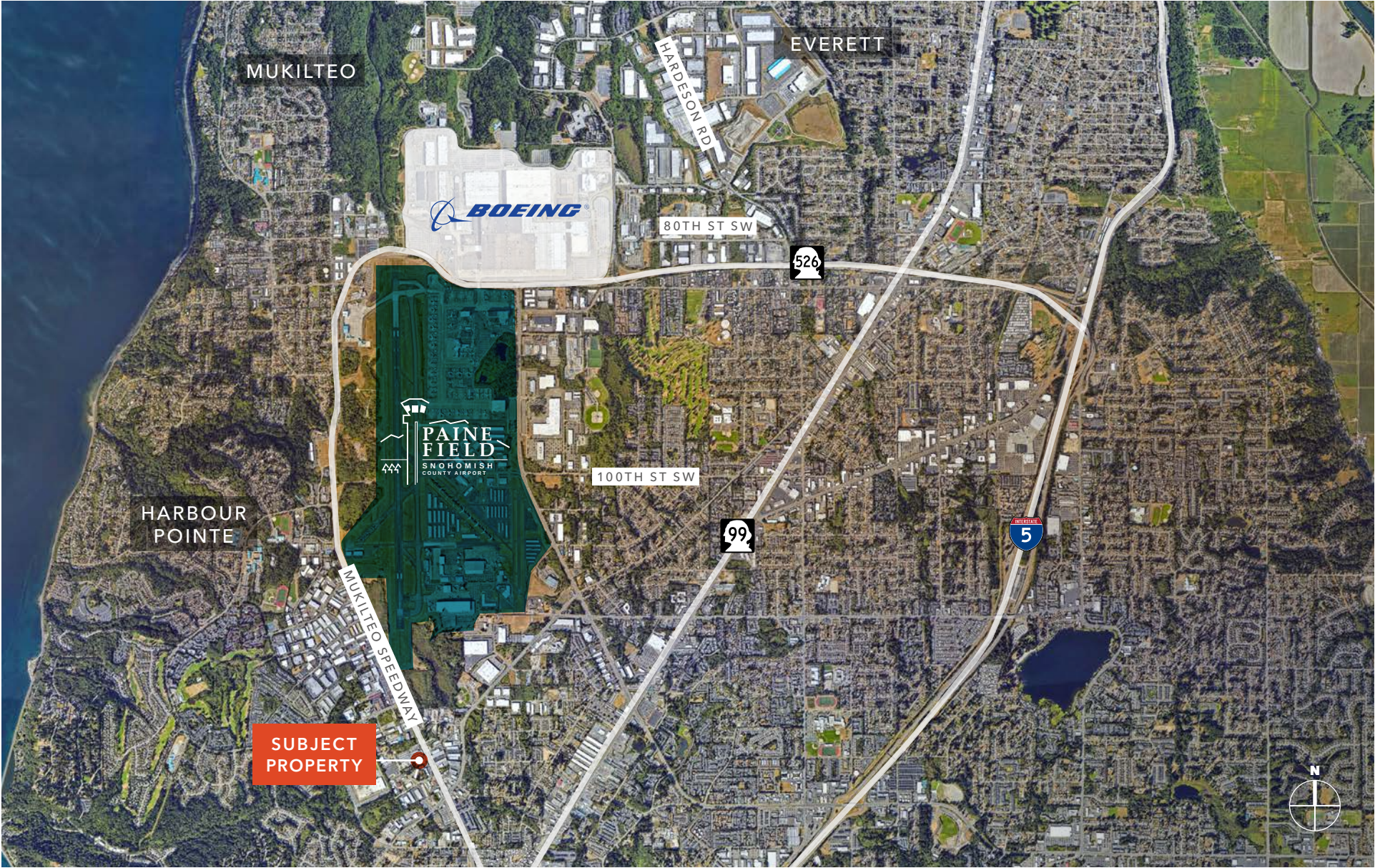
MUKILTEO SPEEDWAY



SHOP FLOOR PLAN



MUKILTEO SHOP WITH YARD



MUKILTEO SHOP WITH YARD



MUKILTEO SHOP WITH YARD

MUKILTEO SPEEDWAY

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