

FOR LEASE

ADVANTAGE MANUFACTURING TECH BUILDING

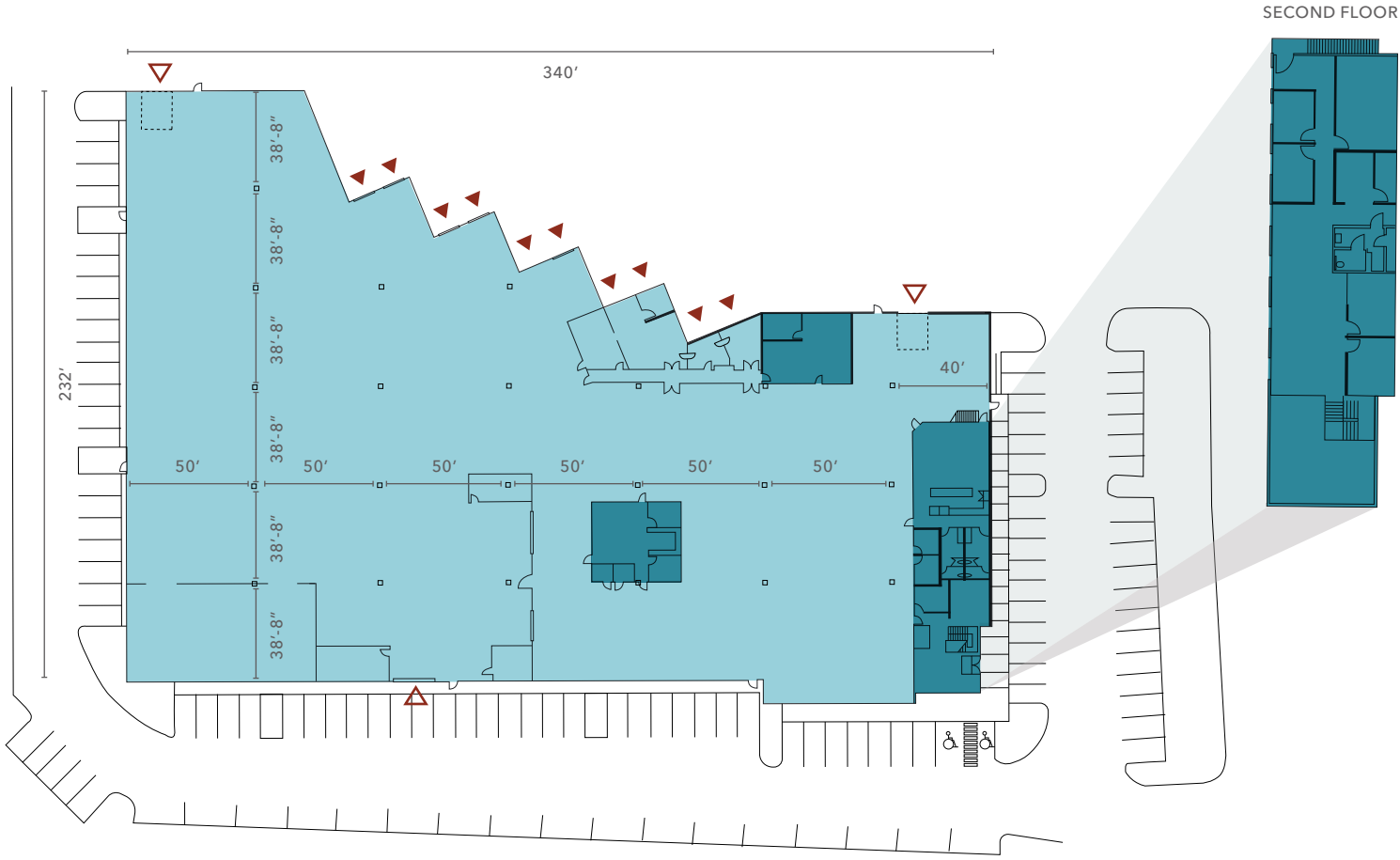
*62,744 SF Full Building
Available Immediately
in Monroe, WA*



14298 169TH DR SE, MONROE, WA

km Kidder
Mathews

FLOOR PLAN



62,744 SF

TOTAL AVAILABLE

58,244 SF

WAREHOUSE

4,500 SF

OFFICE

\$1.10/SF

BLENDED LEASE RATE, NNN

\$0.25/SF

NNN

NOW

AVAILABLE



Property Highlights

26' clear height

10 dock-high loading doors

3 grade-level drive-in doors

Built in 2000

111 parking stalls (1.8/1,000 SF)

1400 Amps of 480V power distributed throughout the building

Close to nearby amenities

RYAN FOSTER

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TROY LINN

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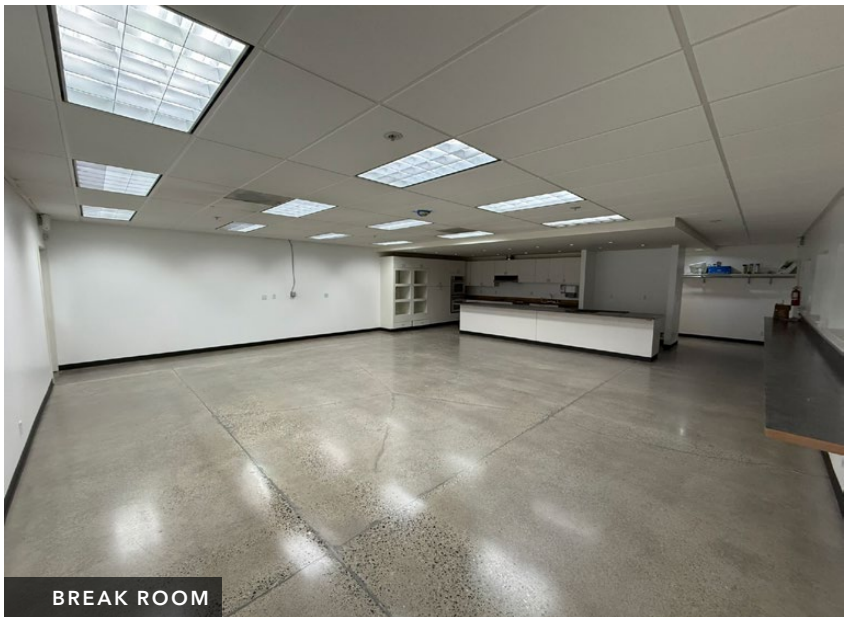
ADVANTAGE MANUFACTURING TECH BLDG



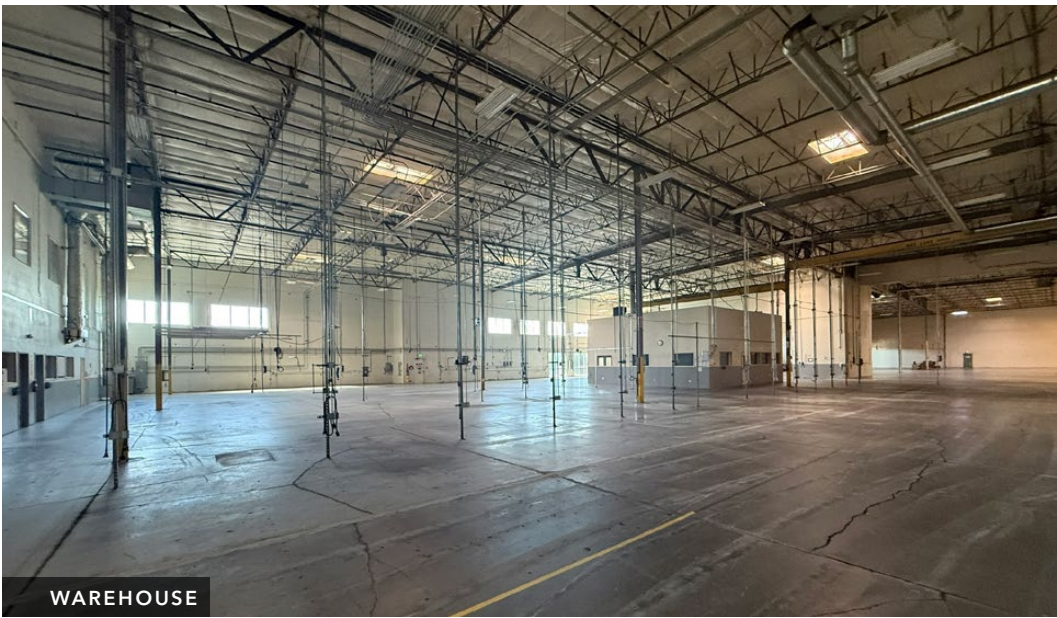
BUILDING LOBBY



OFFICE SPACE



BREAK ROOM



WAREHOUSE

HIGHLY- ACCESSIBLE LOCATION

Scenic views and fast access combine to deliver optimal results for potential tenants

Conveniently located near major confluences— US Route 2, SR 9, and SR 522

Located within the successful Frylands Commercial & Industrial Park

25 MIN

MUKILTEO FERRY

20 MIN

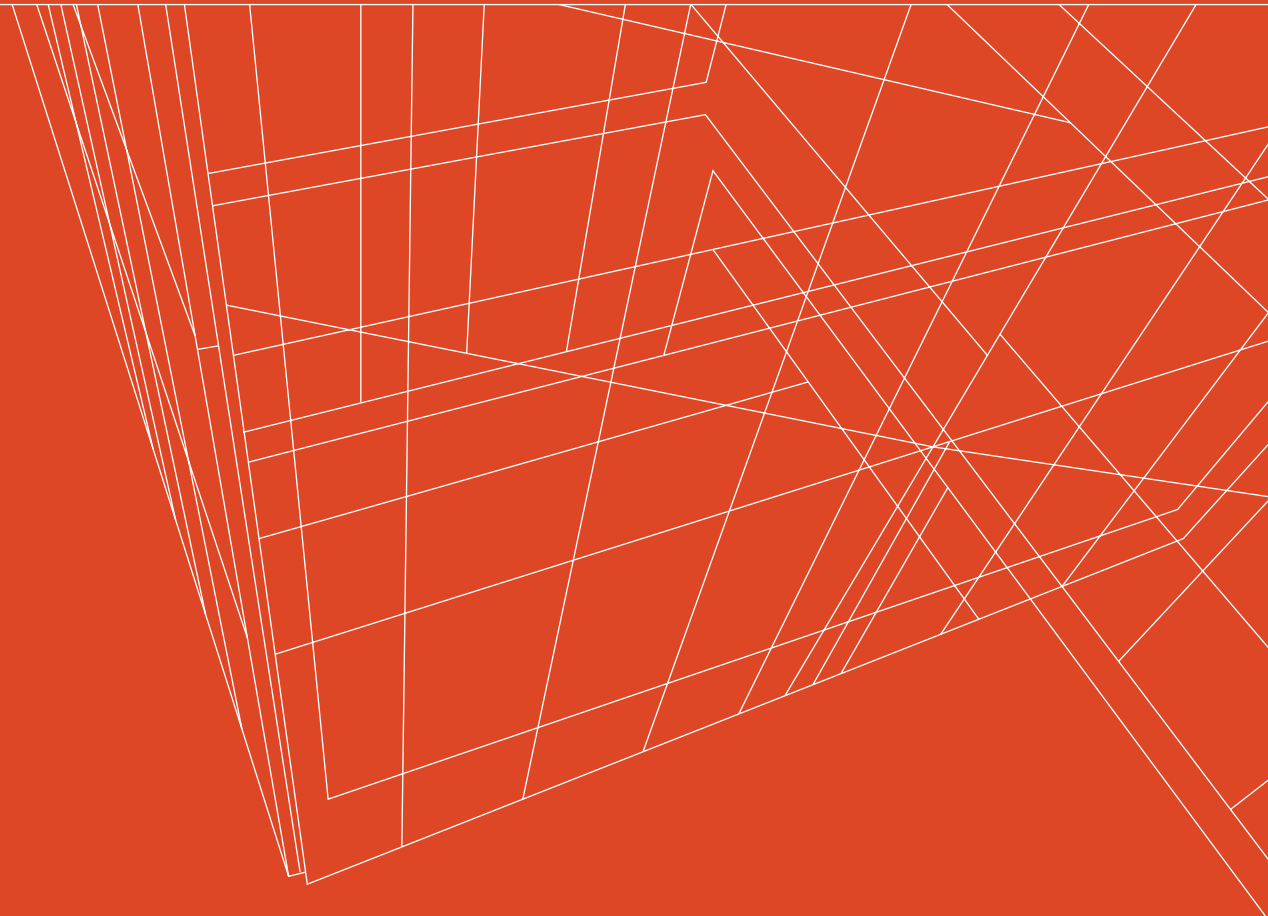
I-5 ACCESS



NEARBY AMENITIES



ADVANTAGE MANUFACTURING TECH BUILDING



Exclusively listed by

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