



FOR SALE OR LEASE

Lynnwood Industrial Opportunity with Secured Yard

20715 50TH AVE W, LYNNWOOD, WA

5,928 SF **\$1.9M**
2-STORY BUILDING SALE PRICE

COLTON TEGLOVIC
425.281.5261
colton.teglovic@kidder.com

20715 50TH AVE W

PROPERTY OVERVIEW

5,928 SF available (2 stories, full building)

10,910 SF of secured yard

Available 30 days notice

Light industrial zoning (LI)

Excellent access to I-5

Located minutes from downtown Lynnwood

\$1.9M

SALE PRICE

\$11,000

LEASE RATE/MO, NNN

2 MIN

DRIVE TO
I-5

5 MIN

DRIVE TO LYNNWOOD
DOWNTOWN

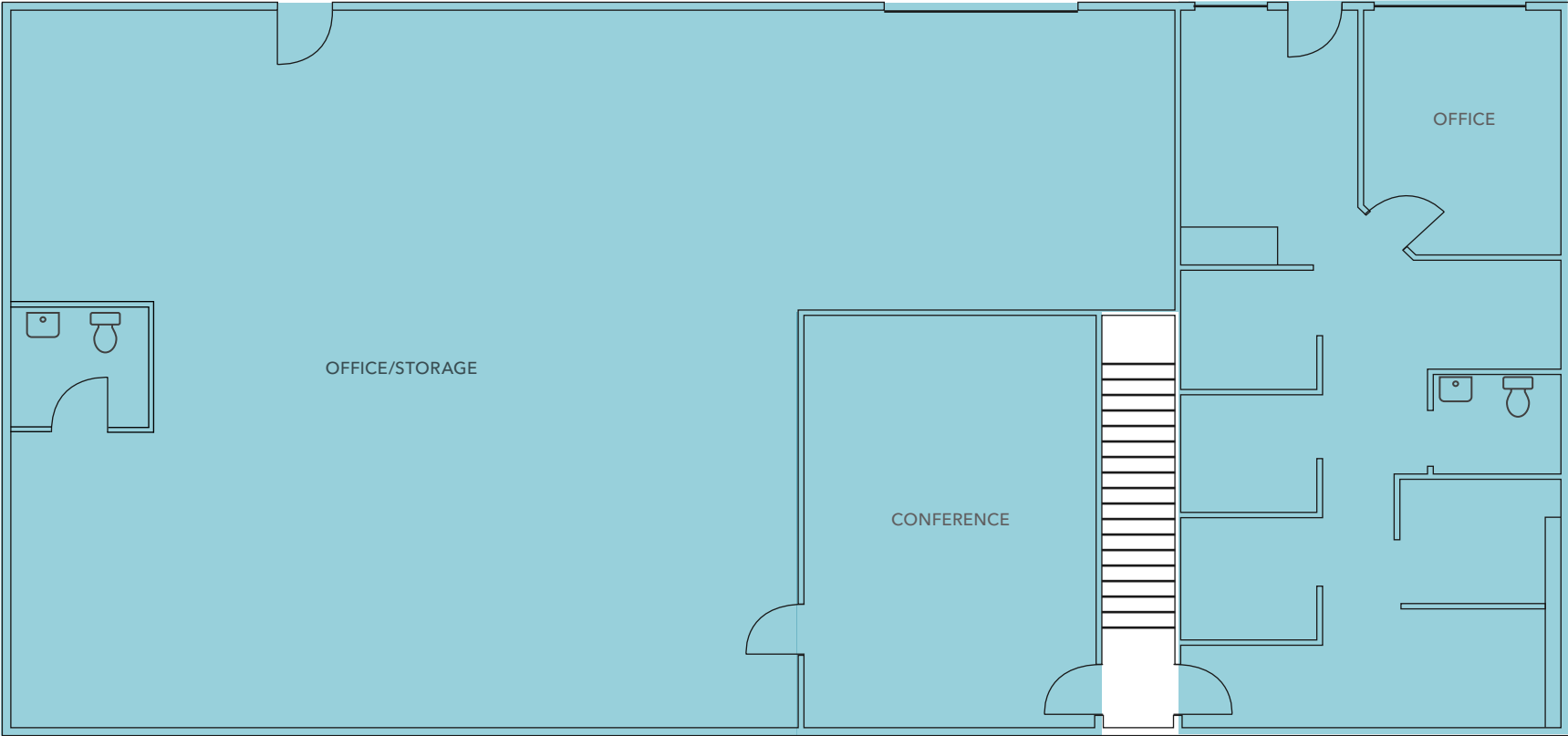


BASEMENT
FLOOR PLAN

2,500 SF
AVAILABLE

\$1,900,000
SALE PRICE

\$11,000
LEASE RATE
PER MONTH + NNN



FIRST FLOOR PLAN

3,428 SF

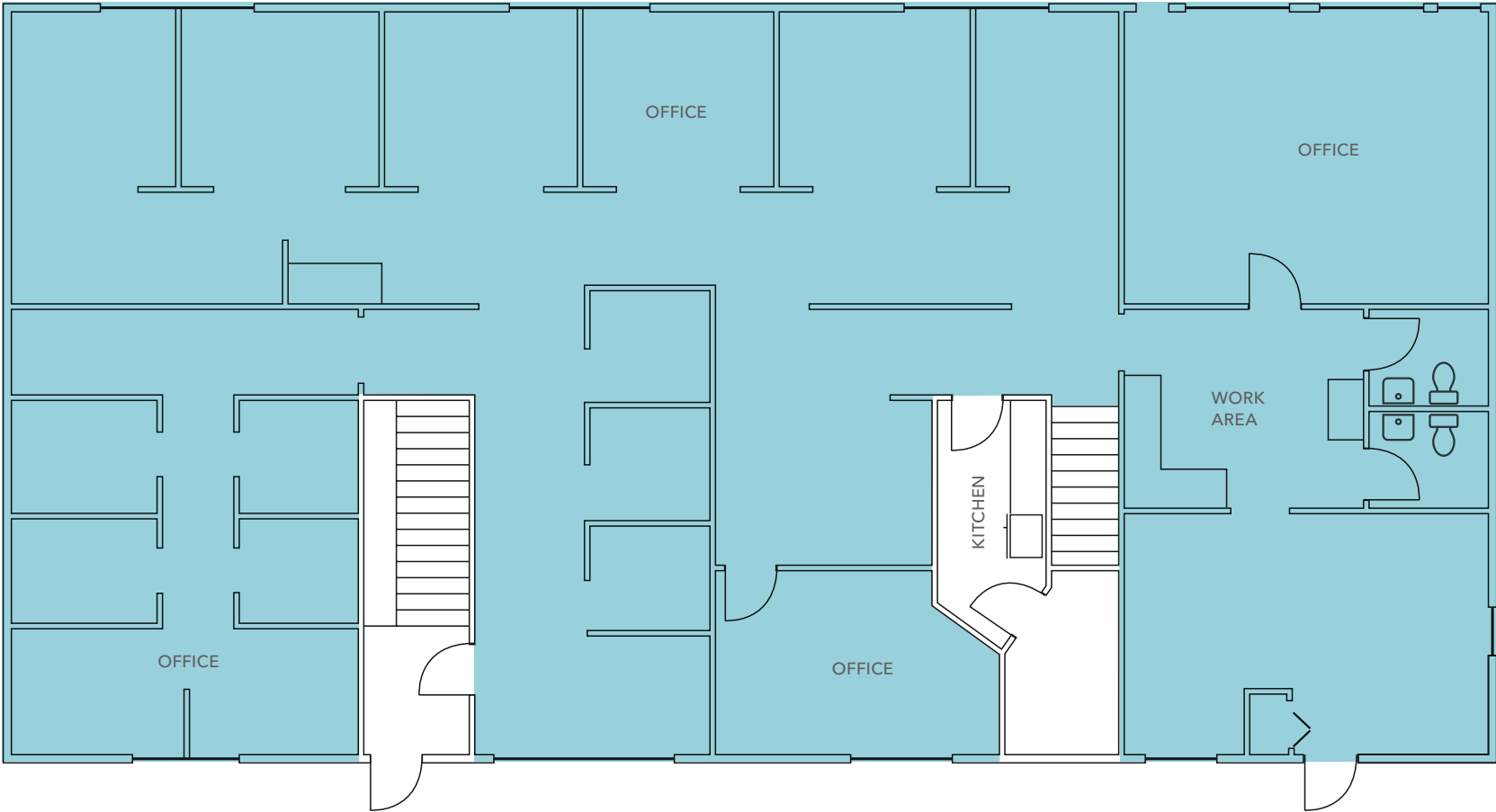
AVAILABLE

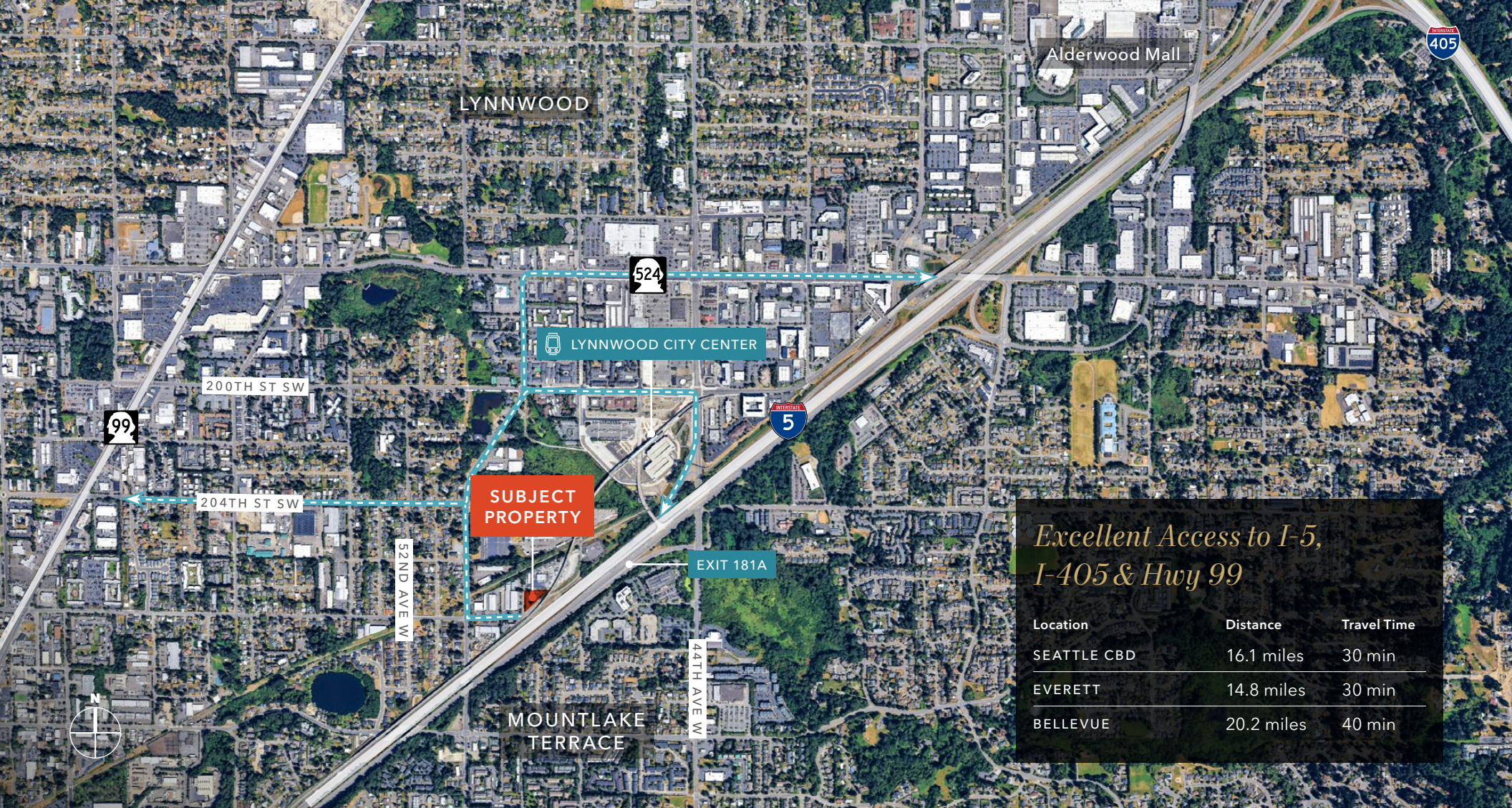
\$1,900,000

SALE PRICE

\$11,000

LEASE RATE
PER MONTH + NNN





*Excellent Access to I-5,
I-405 & Hwy 99*

Location	Distance	Travel Time
SEATTLE CBD	16.1 miles	30 min
EVERETT	14.8 miles	30 min
BELLEVUE	20.2 miles	40 min

Exclusively listed by

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