



99,522 SF AVAILABLE
FOR LEASE



www.555monsterroad.com

CASEY TREES

+1 206 856 4381

casey.trees@kbcadvisors.com

HANS VIESER

+1 425 765 7926

hans.vieser@kbcadvisors.com

JOHN BROOM

+1 206 877 2750

john.broom@kbcadvisors.com

ELION
KBCADVISORS

AVAILABILITY OVERVIEW



99,522 SF
TOTAL SF

2,297 SF
OFFICE SF

20
DH DOORS

2
GL DOORS

30'
CLEAR HEIGHT

AMPLE
PARKING STALLS

IM
ZONING

50'X54'
COLUMN SPACING

LED
MOTION-SENSORED
LIGHTING THROUGHOUT

- ▲ DOCK-HIGH DOOR
- └ PIT LEVELER
- └ EDGE OF DOCK LEVELER
- ▲ DRIVE-IN DOOR

CASEY TREES
+1 206 856 4381
casey.trees@kbcadvisors.com

HANS VIESER
+1 425 765 7926
hans.vieser@kbcadvisors.com

JOHN BROOM
+1 206 877 2750
john.broom@kbcadvisors.com

ELION
KBCADVISORS

AVAILABILITY OVERVIEW



SUITE C
59,832 SF
VACANCY

SUITE B
39,690 SF
VACANCY

LEASED

- ▲ DOCK-HIGH DOOR
- └ PIT LEVELER
- └ EDGE OF DOCK LEVELER
- ▲ DRIVE-IN DOOR

SUITE B SPECS

39,690 SF
TOTAL SF

1,097 SF
OFFICE SF

7
DH DOORS

1
GL DOOR

30'
CLEAR HEIGHT

LED
MOTION-SENSORED
LIGHTING
THROUGHOUT

CONTIGUOUS
UP TO 99,522 SF
WITH SUITE C



CASEY TREES
+1 206 856 4381
casey.trees@kbcadvisors.com

HANS VIESER
+1 425 765 7926
hans.vieser@kbcadvisors.com

JOHN BROOM
+1 206 877 2750
john.broom@kbcadvisors.com

ELION
KBCADVISORS

AVAILABILITY OVERVIEW

SUITE C
59,832 SF
VACANCY

SUITE B
39,690 SF
VACANCY

LEASED

- ▲ DOCK-HIGH DOOR
- └ PIT LEVELER
- ┐ EDGE OF DOCK LEVELER
- ▲ DRIVE-IN DOOR

SUITE C SPECS

59,832 SF
TOTAL SF

1,200 SF
OFFICE SF

13
DH DOORS

1
GL DOOR

30'
CLEAR HEIGHT

LED
MOTION-SENSORED
LIGHTING
THROUGHOUT

CONTIGUOUS
UP TO 99,522 SF
WITH SUITE B



CASEY TREES
+1 206 856 4381
casey.trees@kbcadvisors.com

HANS VIESER
+1 425 765 7926
hans.vieser@kbcadvisors.com

JOHN BROOM
+1 206 877 2750
john.broom@kbcadvisors.com

ELION
KBCADVISORS

**ACCESS
MAP**

INGRESS ←

EGRESS →

HWY 167 2 MINUTES

I-405 3 MINUTES

I-5 6 MINUTES

I-90 16 MINUTES

M555
MONSTER RD

518

5

405

5

405

167

CASEY TREES

+1 206 856 4381

casey.trees@kbcadvisors.com

HANS VIESER

+1 425 765 7926

hans.vieser@kbcadvisors.com

JOHN BROOM

+1 206 877 2750

john.broom@kbcadvisors.com

ELION

KBCADVISORS

PREMIER REGIONAL CONNECTIVITY



1 HOUR DRIVE TIME

	FORKLIFT DRIVERS	WAREHOUSE WORKERS	ASSEMBLERS & FABRICATORS
2024 RESIDENT WORKERS	7,161	63,851	16,062
2019 - 2024 % CHANGE IN RESIDENT WORKERS	32%	7%	-6%
2024 NET COMMUTERS	1,020	8,943	2,497
AVERAGE HOURLY EARNINGS	\$24.32	\$23.58	\$19.54

REGIONAL CONNECTIVITY



	SEATAC INTERNATIONAL AIRPORT	5.2 MILES
	DOWNTOWN SEATTLE	10.9 MILES
	PORT OF SEATTLE	12.2 MILES
	PORT OF TACOMA	22.2 MILES

2024 POPULATION

30 MINUTES



1,618,262

CASEY TREES

+1 206 856 4381

casey.trees@kbcadvisors.com

HANS VIESER

+1 425 765 7926

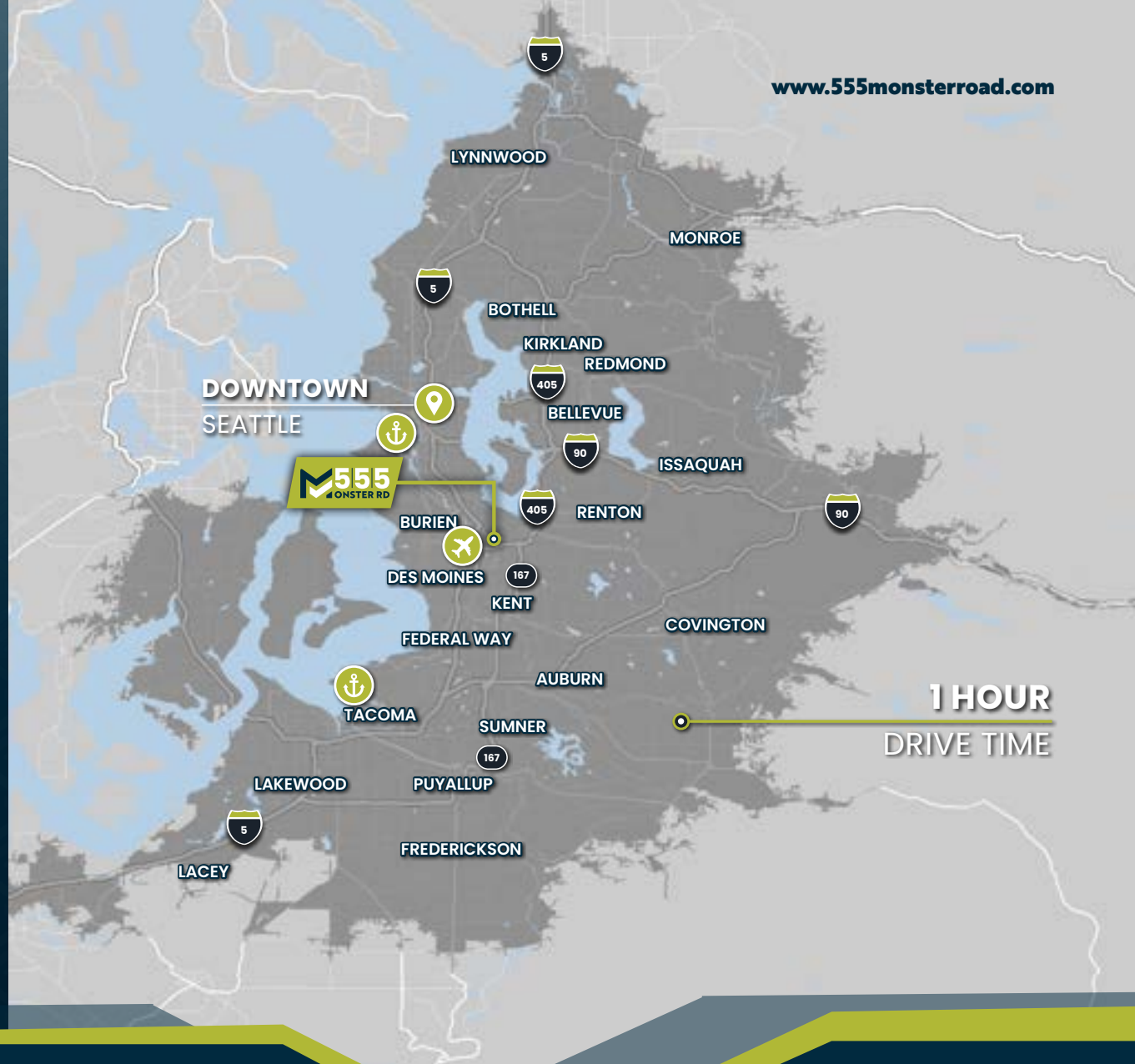
hans.vieser@kbcadvisors.com

JOHN BROOM

+1 206 877 2750

john.broom@kbcadvisors.com

www.555monsterroad.com



1 HOUR
DRIVE TIME

ELION

KBCADVISORS

© 2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

KBCADVISORS.COM