



**223,656 SF AVAILABLE**  
FOR SALE

**99,522 SF AVAILABLE**  
FOR LEASE



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ELION  
**KBCADVISORS**

# PROPERTY OVERVIEW



SUITE C  
**59,832 SF**  
VACANCY

SUITE B  
**39,690 SF**  
VACANCY

SUITE A  
**124,134 SF**  
LEASED THROUGH 5/31/2028

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

**223,656 SF**  
TOTAL SF

**20,785 SF**  
OFFICE SF

**32**  
DH DOORS

**5**  
GL DOORS

**30'**  
CLEAR HEIGHT

**100**  
PARKING STALLS

**IM**  
ZONING

**10.73**  
ACRES

**50'X54'**  
COLUMN SPACING

**LED**  
MOTION-SENSORED  
LIGHTING THROUGHOUT

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# AVAILABILITY OVERVIEW



SUITE C  
**59,832 SF**  
VACANCY

SUITE B  
**39,690 SF**  
VACANCY

SUITE A  
**124,134 SF**  
LEASED THROUGH 5/31/2028

- ▲ 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



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# AVAILABILITY OVERVIEW



SUITE C  
**59,832 SF**  
VACANCY

SUITE B  
**39,690 SF**  
VACANCY

SUITE A  
**124,134 SF**  
LEASED THROUGH 5/31/2028

- ▲ 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



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**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

167

405

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# 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 |

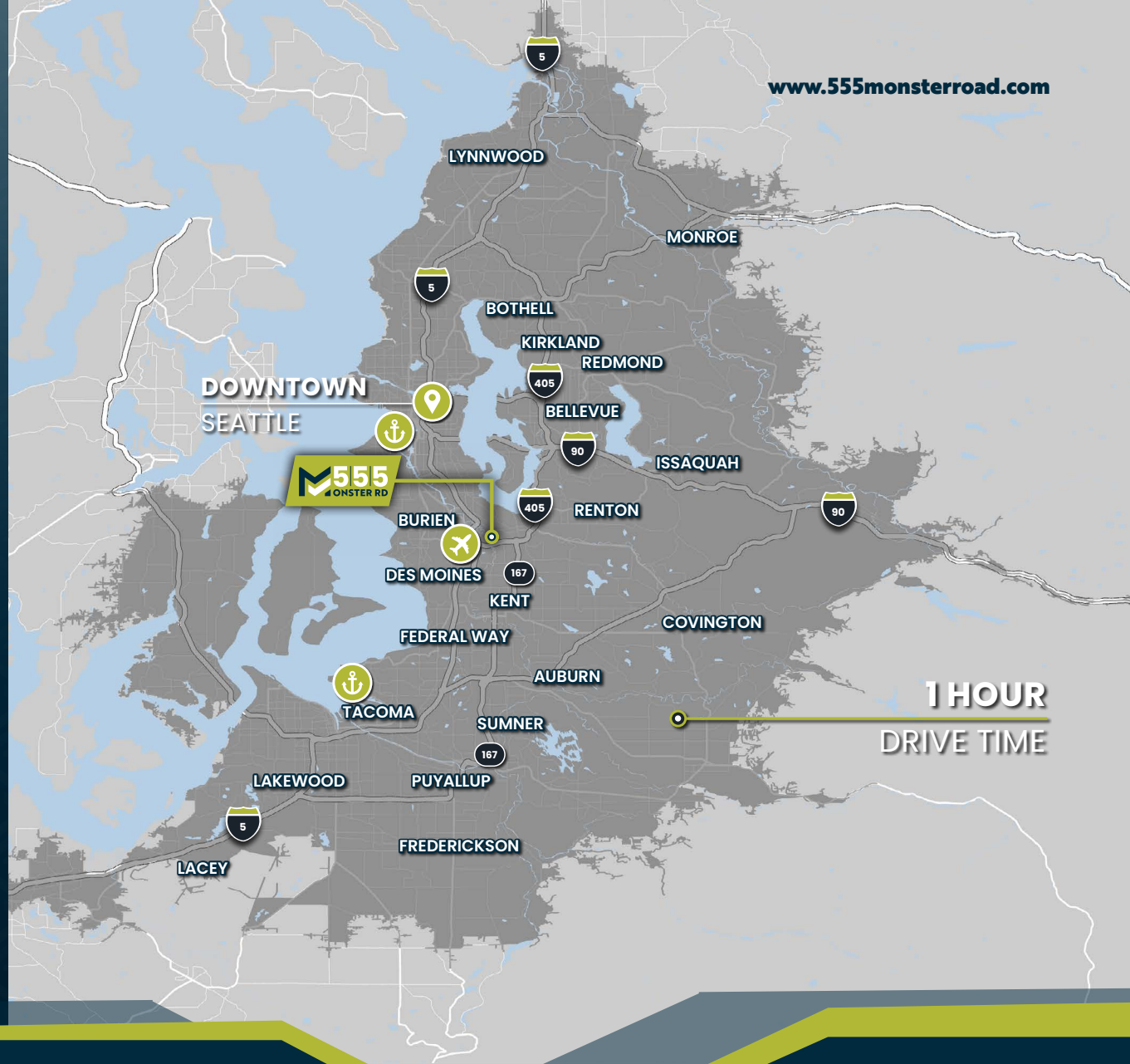
## 2024 POPULATION



30 MINUTES

1,618,262

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1 HOUR  
DRIVE TIME

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