

**M555**  
**MONSTER RD**

**39,690 SF AVAILABLE**  
FOR LEASE



[www.555monsterroad.com](http://www.555monsterroad.com)

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# AVAILABILITY OVERVIEW



ALSO AVAILABLE:  
SUITE C  
59,832 SF

SUITE B  
**39,690 SF**  
AVAILABLE

FULLY 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



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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

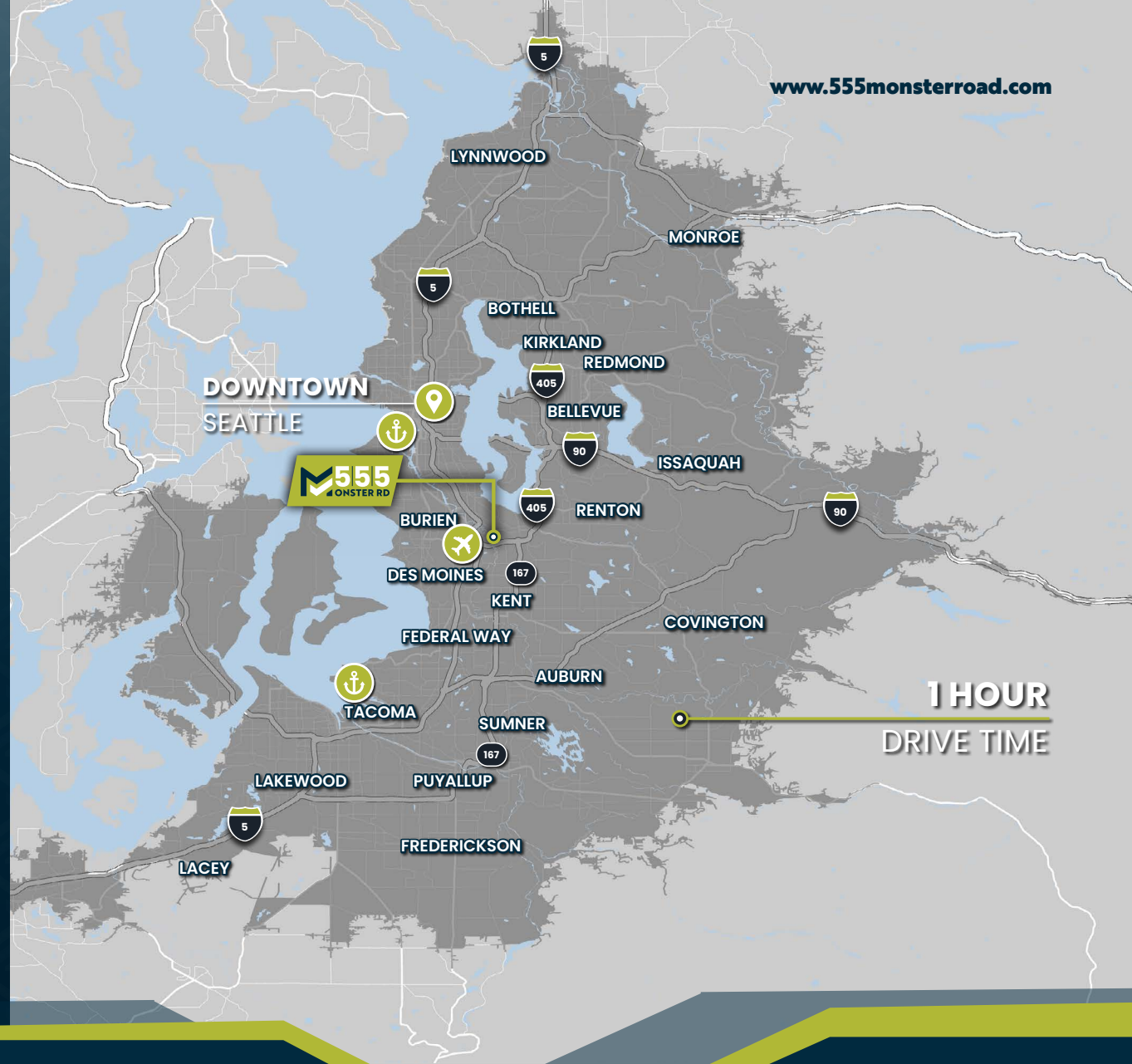
## 2024 POPULATION



30 MINUTES

1,618,262

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1 HOUR  
DRIVE TIME

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