

A photograph of a two-story industrial building with a sign that reads "JACKSON DEAN CONSTRUCTION". The building has a glass balcony on the second floor and a covered entrance on the ground floor. A dark SUV is parked in front of the building. The scene is set against a clear blue sky with a few clouds. A tall flagpole with an American flag stands to the right of the building. There are trees with red and orange autumn foliage in the foreground. The image is overlaid with a large red geometric graphic on the left side.

FOR SALE

**3414 SOUTH
116TH STREET**

Tukwila, WA 98168

High Quality 30,524 SF Industrial Building in Tukwila

CBRE



Building Features:

30,524

Total
Square Feet



15,690 SF
high quality office
on two floors

24'

Clear
Height



3 Docks
(with potential
to add 1 dock)
2 Grade



600 amps
480 v



Parking for 50
passenger vehicles



Secured
loading area



New roof
overlay



Back-up 120v
Generator



Excellent access
SR99, I5 & I405

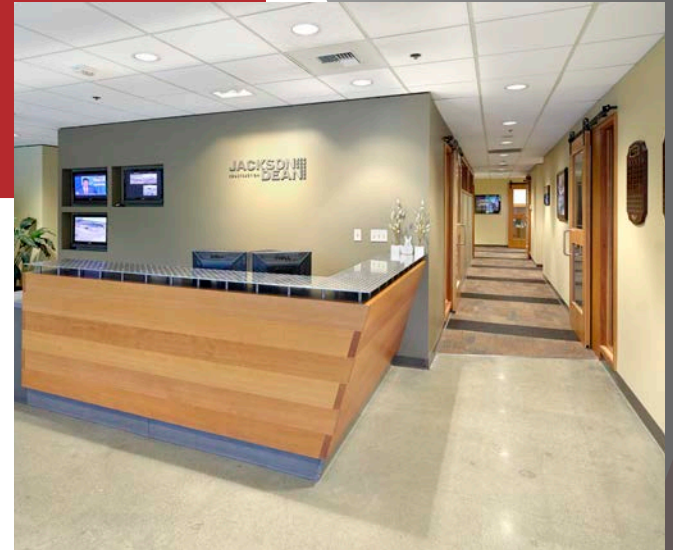


FOR SALE

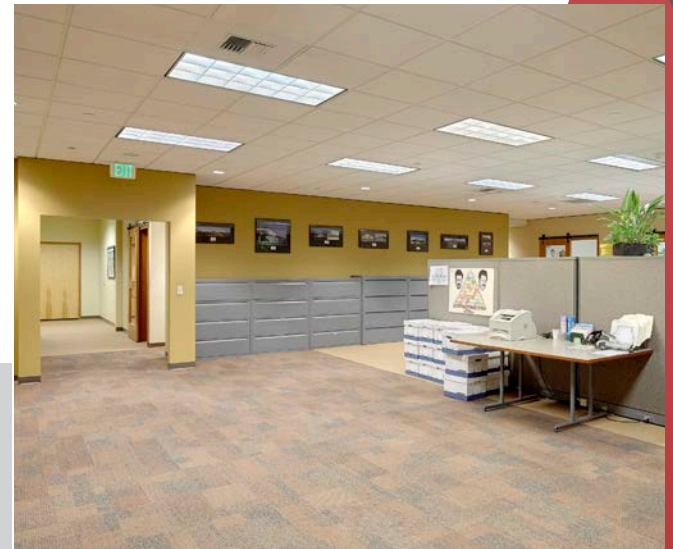
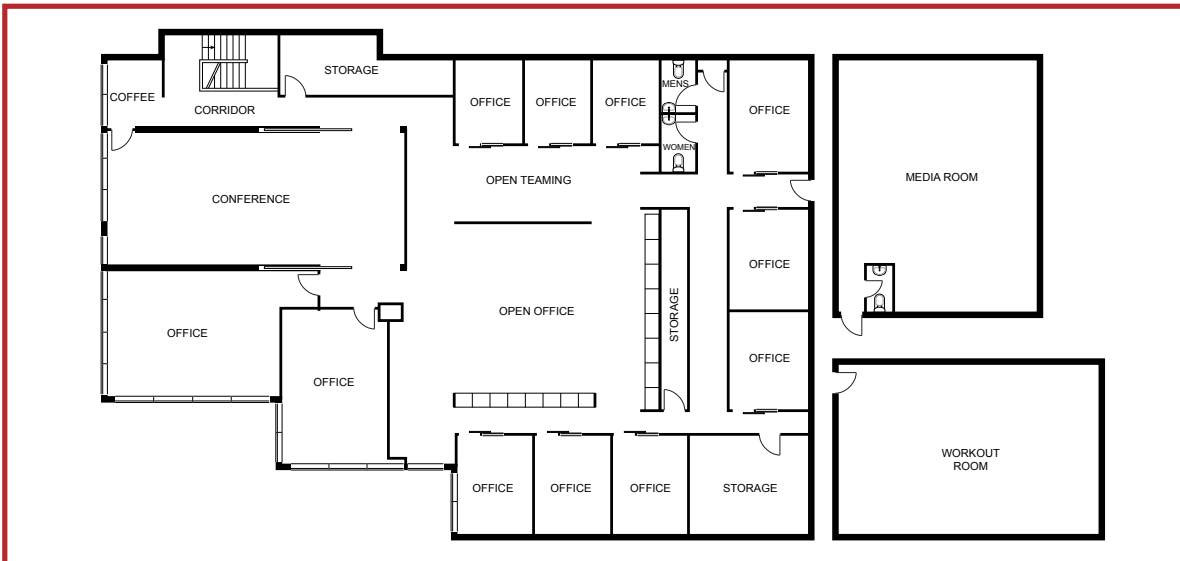


Located in an
Opportunity Zone

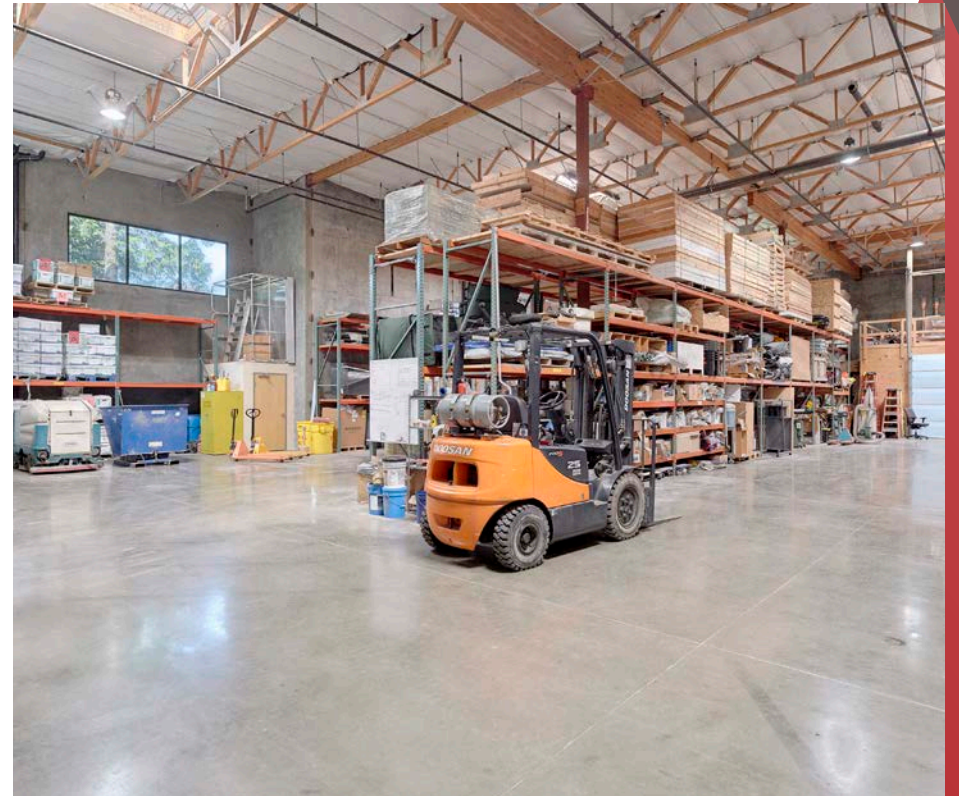
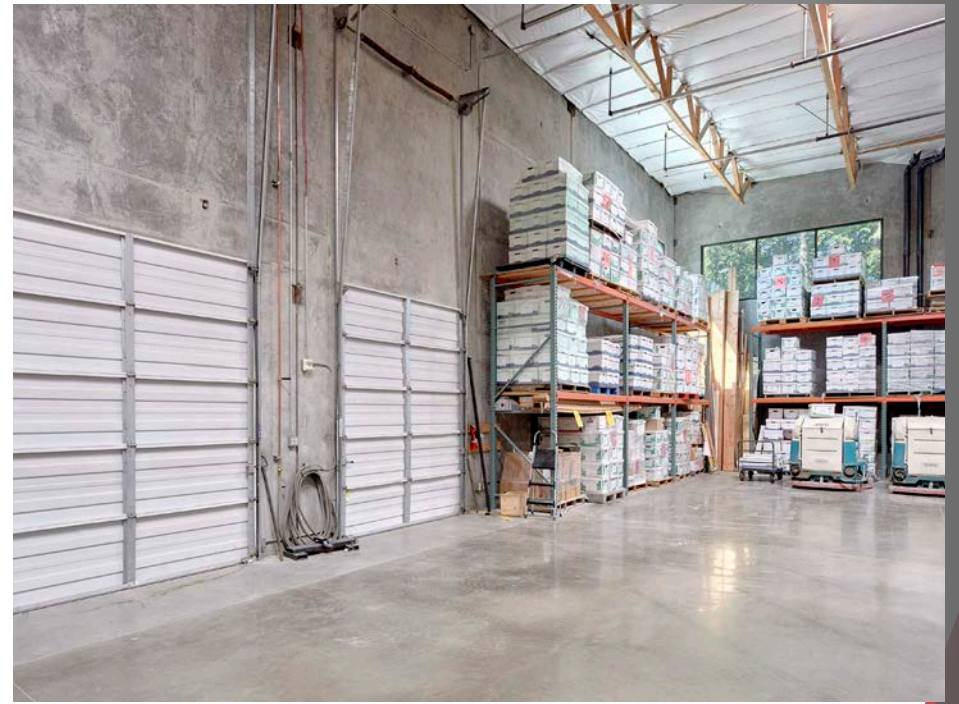
Main Floor Plan:



Second Floor Plan:







DOWNTOWN SEATTLE

BOEING

BOEING FIELD

99



BOEING ACCESS RD

Duwamish River

**JACKSON
CONSTRUCTION DEAN**

**INTERURBAN AVENUES
LINK LIGHT RAIL LINE**

S. 116th Street



COMMUTE TIMES

Downtown Seattle	20 Minutes
Sea-Tac International Airport	12 Minutes
Southcenter	10 Minutes
Tacoma	30 Minutes
Downtown Bellevue	28 Minutes

SOUTHCENTER



TO SEATAC AIRPORT →

99

509

INTERURBAN AVENUES
LINK LIGHT RAIL LINE

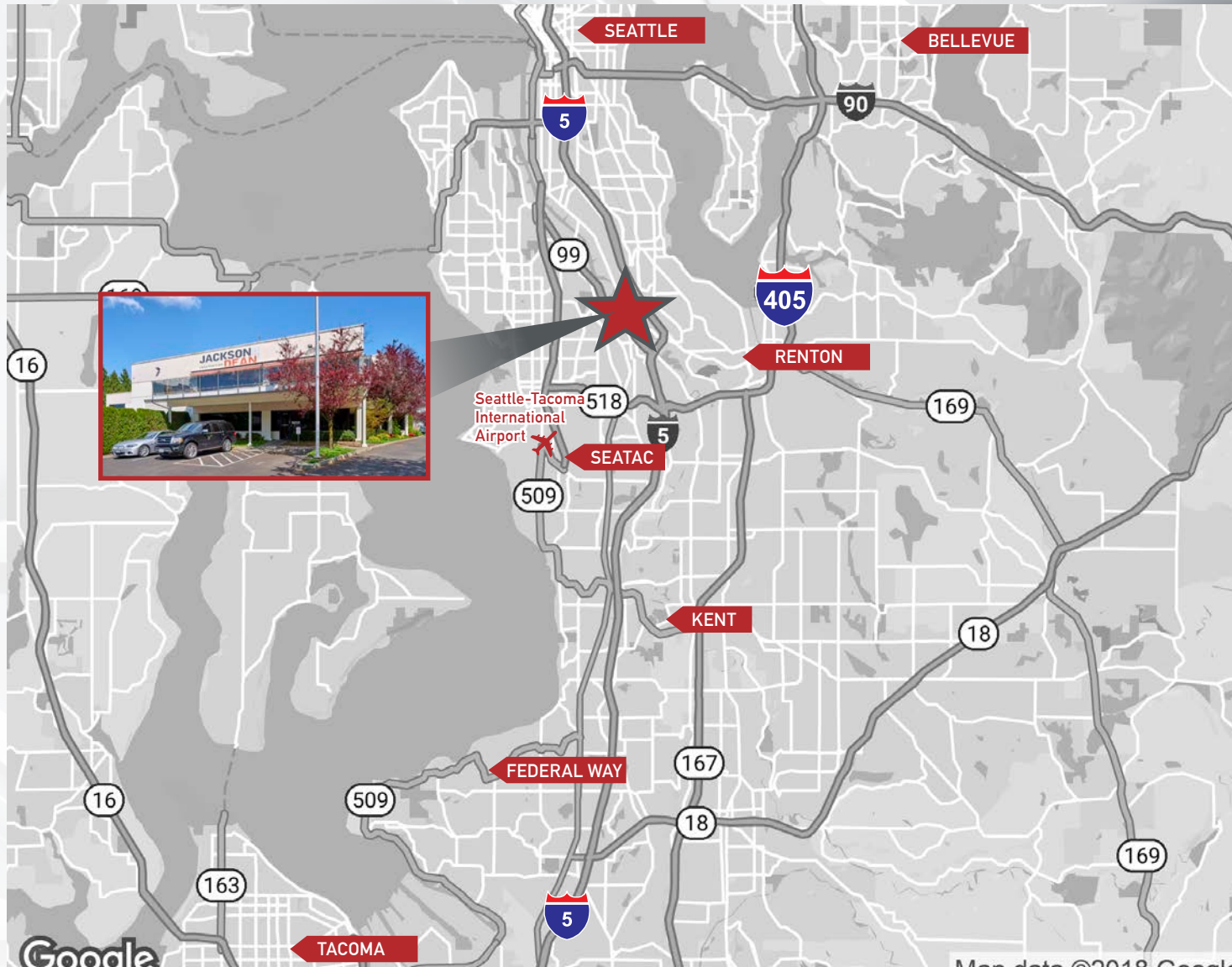
S. 116th Street

JACKSON
CONSTRUCTION DEAN

COMMUTE TIMES

Downtown Seattle	20 Minutes
Sea-Tac International Airport	12 Minutes
Southcenter	10 Minutes
Tacoma	30 Minutes
Downtown Bellevue	28 Minutes





**DISTANCES TO/FROM
3414 S 116TH STREET**

**SeaTac
International Airport**
6 Miles

Port of Seattle
10 Miles

Port of Tacoma
23 Miles

© 2019 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_April2019



CONTACT US

ANDREW STARK
Senior Vice President
+1 206 442 2746
andrew.stark@cbre.com

ZAC SNEDEKER
Senior Associate
+1 206 442 2709
zac.snedeker@cbre.com

CBRE, INC.
1420 Fifth Avenue
Suite 1700
Seattle, WA 98101