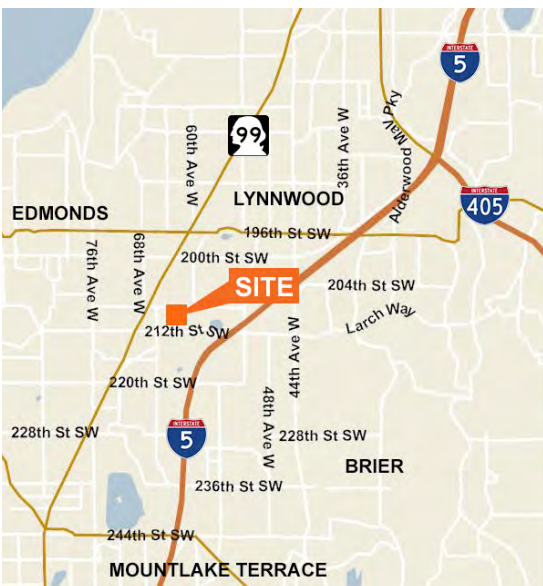




For Sale or Lease

44,000 SF Facility on 2.37 Acres



18,980 SF Available
11,279 SF of warehouse area
7,701 SF of office area

Dock and grade level doors

Former meat processing facility, with freezer and cooler for
USDA processing.

See Page 3 of flyer for additional information on this facility

Asking Rent of \$16,000/Month, plus NNN

Sale Price of \$5,900,000

Contact

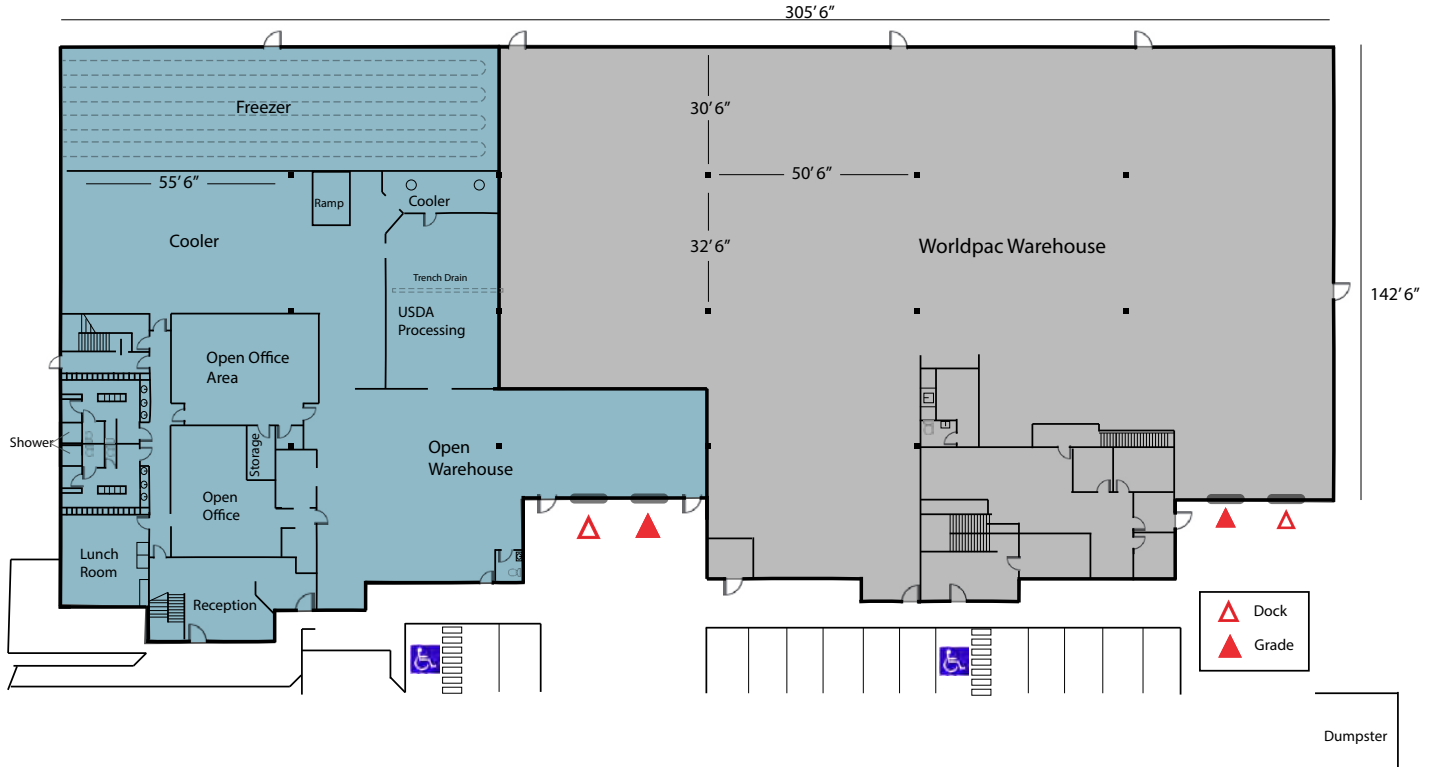
Matthew P. Henn
Senior Vice President
206.890.7800
mhenn@kiddermathews.com

Matthew Hagen, SIOR
Senior Vice President
425.283.5782
mhagen@kiddermathews.com

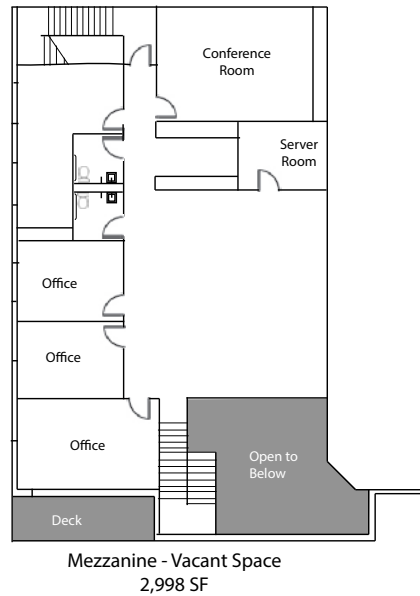
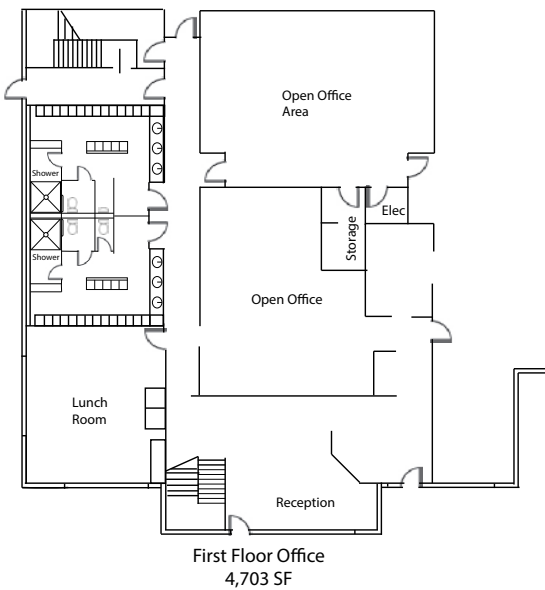
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For Sale or Lease

Worldpac Building



VACANT OFFICE LAYOUT



SPACE AVAILABLE:

18,980 Total SF

11,279 SF Warehouse/
Production Area

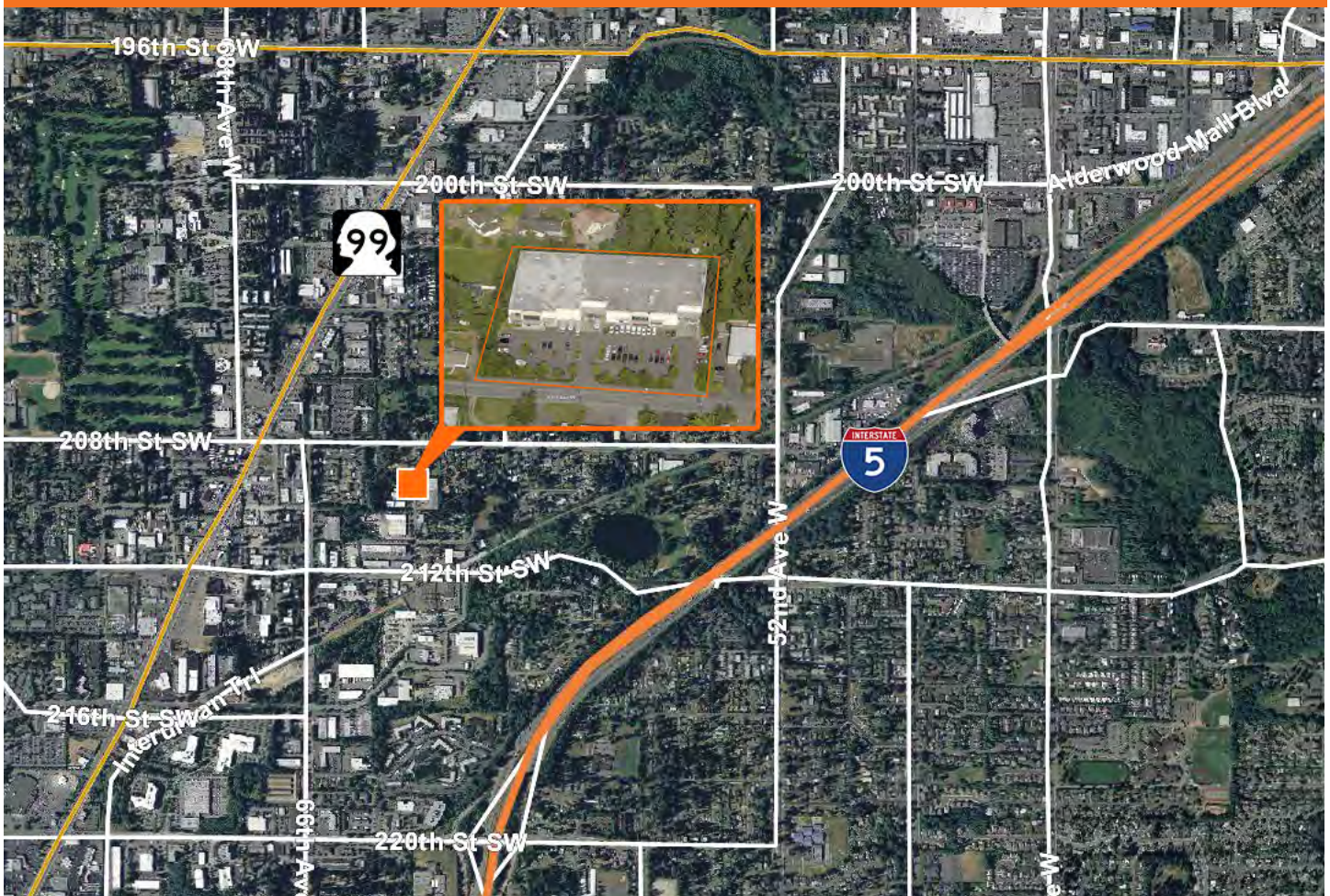
7,701 SF Office Area

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For Sale or Lease

Worldpac Building



Property:	Worldpac Building	Year Built:	1999
Type:	Office/Warehouse	Floor Drains:	Yes
Total Area:	43,914 SF	Parking:	75 stalls
Warehouse Area:	31,420 SF	Zoning:	BTP, City of Lynnwood
Office Area:	12,494 SF	Heating:	Natural gas space heating
Construction:	Concrete tilt-up/Steel truss	Sprinklers:	Wet system
Roof:	Built up hot mat seal, BAT insulation	Power:	277/480 volt, 3-phase power
Clear Height:	25'	Loading:	Two (2) dock high Two (2) grade level doors
Space Available:	18,980 SF available	Lighting:	Mercury vapor with skylights

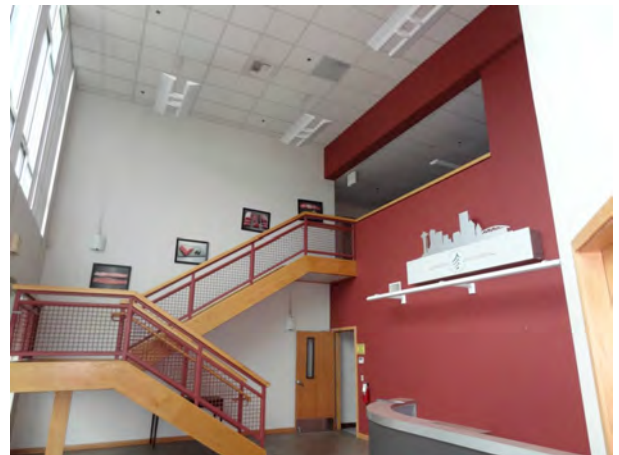
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For Sale or Lease

Worldpac Building



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