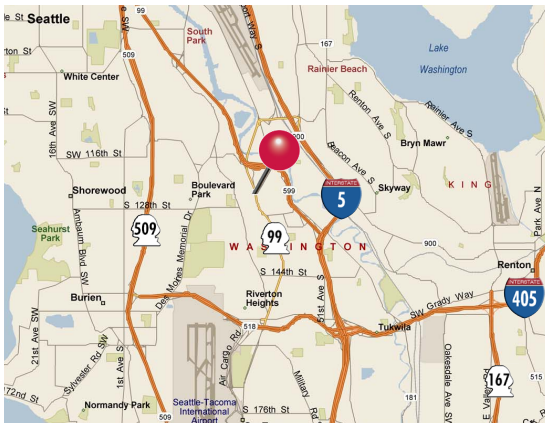


For Sale  
**2.30 - 6.21 Total Acres  
of Developable Land**



## 12455 Tukwila International Blvd. Tukwila, WA

- 270,373 SF (6.21 acres) of total developable land
- Zoning: C/LI
- Existing income in place
- Curb cuts from Tukwila International Blvd in place at Parcel #3 for future development
- Center turn lane for easy access
- Minutes from I-5, Port of Seattle, and Sea-tac International Airport
- Current in-place income:
  - Royal Auto Repair: \$1,977/month, gross (expiring 10/1/2015)
  - Jonny's Auto Body: \$3,250/month, gross (expiring 5/31/2017)
  - Total annual gross: \$62,724/year
- For sale: \$1,695,000 (\$6.27 PSF)
- Owner will consider selling the parcels separately

For more information, contact:

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For Sale

12455 Tukwila International Blvd.  
Tukwila, WA



Conceptual Plan For Parcel #3



Conceptual Elevation View