

SEATTLE SOUTH BUSINESS PARK

BUILDING 8

18296 ANDOVER PARK WEST

TUKWILA, WA 98188



**8,640 SF AVAILABLE FOR SUBLEASE
DISTRIBUTION WAREHOUSE**

MIKE HEMPHILL

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**THE ANDOVER
COMPANY, INC.**
CORFAC INTERNATIONAL

Information Sheet

Size	8,640 SF
Comments	Rare small dock high distribution space with fenced yard in back.
Rate	Sublease rental \$12,123/Mo + NNN
Broker Fee	4% to procuring broker
Term	Sublease term until November 30th, 2028.
Direct Lease	Landlord will sign a direct lease with new tenant if needed.

PROPERTY OVERVIEW

Property Address:	18296 Andover Park W, Tukwila, WA
Type:	Distribution Warehouse
Gross Building SF:	8,640 SF
First Floor Office:	1,428 SF
Warehouse - 24' Clear:	7,212 SF
Fenced Yard:	In back approximately 3,000 SF
Loading:	2 dock high doors, 1 GL door
Clear Height:	24'
Parking:	Ample



Suite 18296 - 8,640 SF Warehouse for Sublease

SUITE 18290A	
OFFICE	2,204 SF
W.H. OFFICE	432 SF
WAREHOUSE	8,327 SF
48% VESTIBULE	52 SF
SHELL/TOTAL	11,015 SF

SUITE 18290B	
OFFICE	1,544 SF
WAREHOUSE	11,093 SF
52% VESTIBULE	60 SF
SHELL	12,697 SF
WAREHOUSE, 2ND	354 SF
TOTAL	13,051 SF

SUITE 18292	
OFFICE, 1ST	2,318 SF
WAREHOUSE	27,490 SF
SHELL	29,808 SF
OFFICE, 2ND	1,014 SF
WAREHOUSE, 2ND	1,351 SF
TOTAL	32,173 SF

SUITE 18296	
OFFICE, 1ST	1,428 SF
WAREHOUSE	7,212 SF
SHELL/TOTAL	8,640 SF

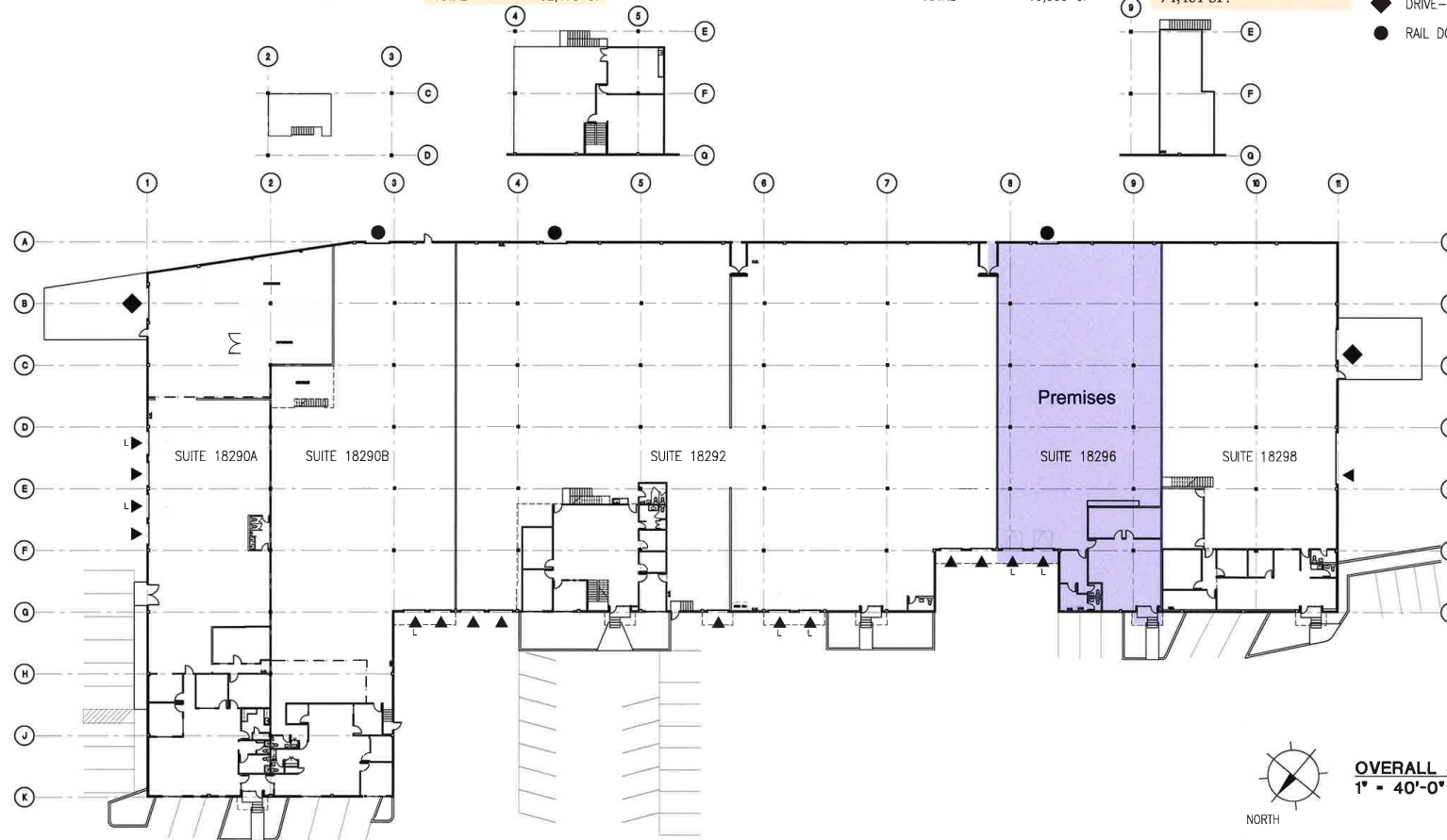
SUITE 18298	
OFFICE, 1ST	1,681 SF
W.H. OFFICE	396 SF
WAREHOUSE	7,859 SF
SHELL	9,936 SF
WAREHOUSE, 2ND	923 SF
TOTAL	10,859 SF

BUILDING SHELL	72,096 SF
BUILDING TOTAL	75,738 SF

Building Total excluding Warehouse, 2nd for Suite 18298 and Suite 18290B is 74,461 SF.

LEGEND:

- ▲ DOCK HIGH DOOR
- ▲ DOCK HIGH DOOR W/ EDGE OF DOCK LEVELER
- ◆ DRIVE-IN DOOR
- RAIL DOOR



OVERALL SITE PLAN
1" = 40'-0"

NORTH

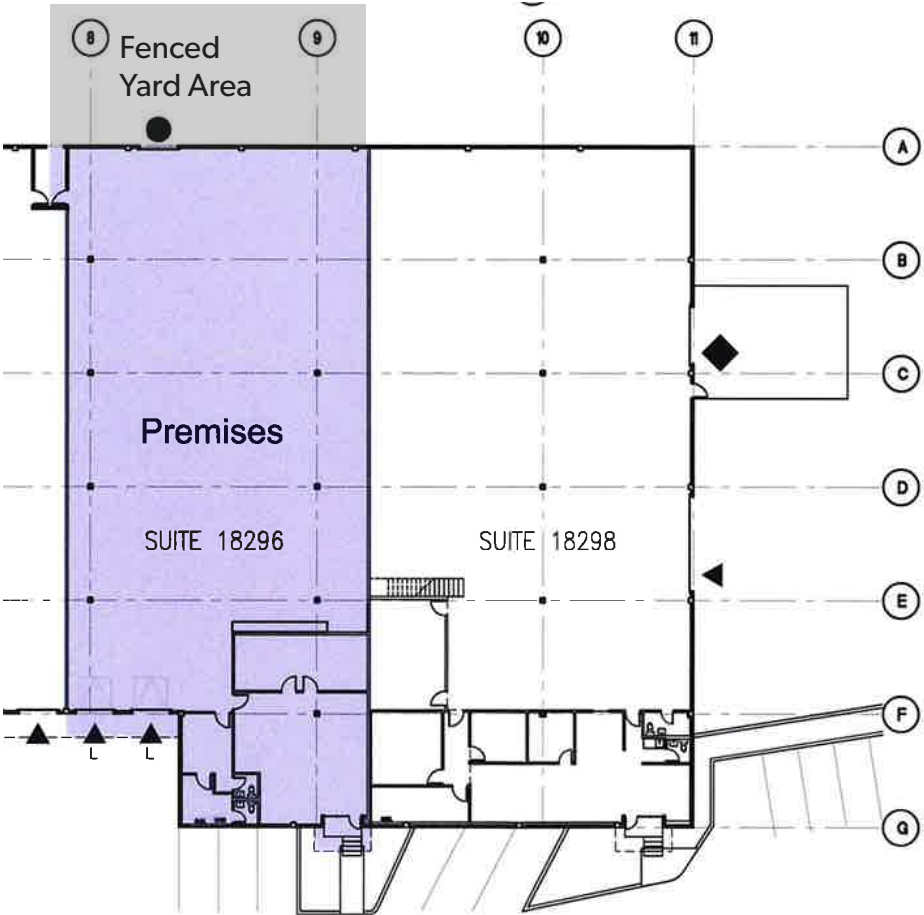
PROPERTY OWNED BY:
CLARION PARTNERS

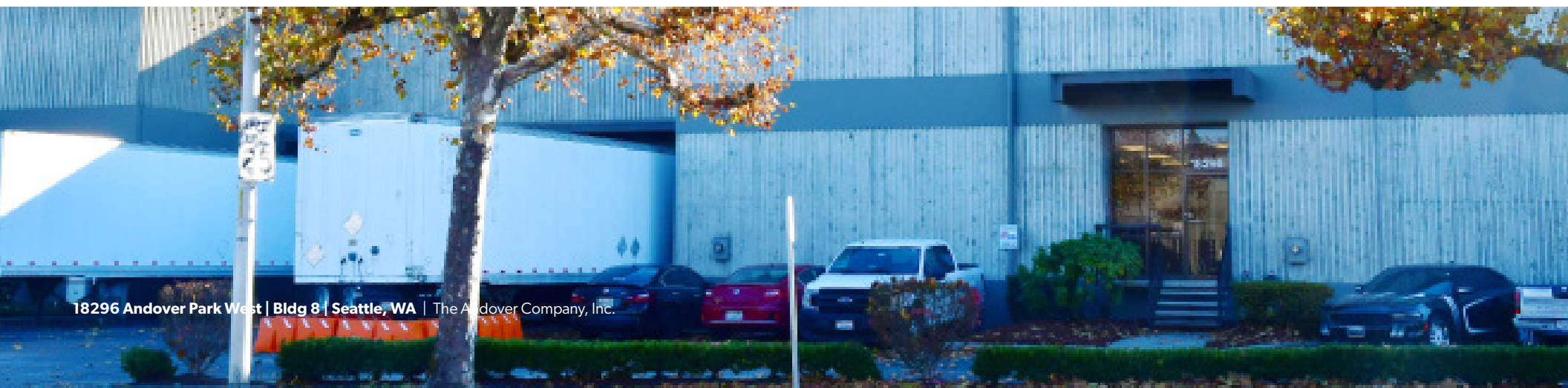
SEATTLE SOUTH BUSINESS PARK
BUILDING 8
18290A/18290B/18292/18296 & 18298 SEGALE PARK DR A.
TUKWILA, WASHINGTON
UPDATED: 08/08/16

08/08/16 - 2:19pm SSBP Bldg 741_BASE.dwg



Suite 18296 - 8,640 SF Warehouse for Sublease





18296 Andover Park West | Bldg 8 | Seattle, WA | The Andover Company, Inc.



Property

Suite
18296

Green River

N





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