

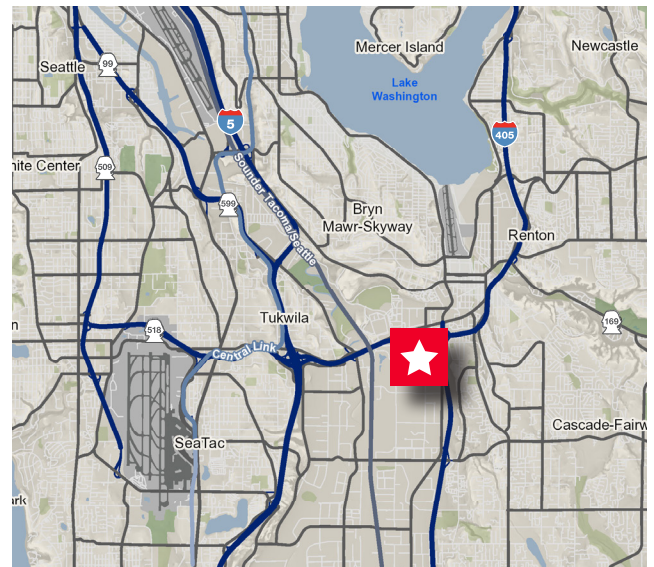


36,998 SF Available for Lease

1.88 Acre Site

Property Highlights

- Approximately 36,998 sf available
- +/- 4,274 sf office (+/- 1,991 mezzanine office)
- Unparalleled visibility to I-405 (88,000 cars per day)
- Stand alone building
- Secure, fenced yard with electric gates
- 5 dock high doors
East Side: 3 doors
- North Side: 2 doors
- Potential to add grade/ramped door
- 28' clear height
- Heavy power - 4,000 amps, 480 volt, 3-phase
- Zoned IM - Industrial Medium, City of Renton



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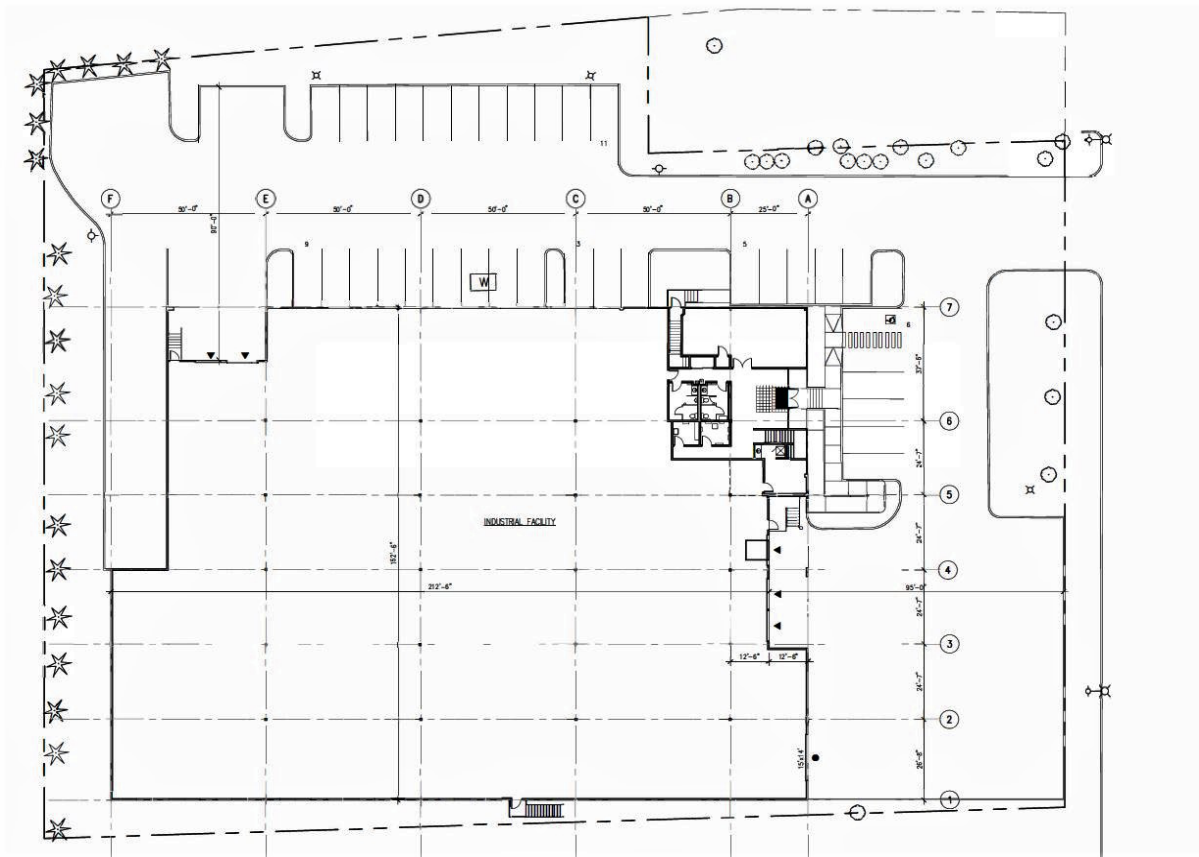
**CUSHMAN &
WAKEFIELD**

FOR LEASE

405 Commerce Center

1415 Maple Avenue SW / Renton, WA

Site Plan



Drive Distances

I-405	1 mile
SR-167	1 mile
I-5	3 miles
Downtown Seattle	12 miles
Downtown Bellevue	13 miles
SeaTac International Airport	5.7 miles
Port of Seattle	13.7 miles
Port of Tacoma	23.4 miles

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