

FOR LEASE

MARTHA LAKE BUSINESS PARK

16531

13TH AVENUE WEST

Lynnwood, WA 98037

RARE LYNNWOOD INDUSTRIAL AVAILABILITY



PROPERTY FEATURES

- + 15,923 RSF including 5,706 RSF office
- + High quality tilt-up construction
- + One block from I-5, directly behind Walmart
- + Convenient freeway access via 164th Street SW
- + Ample parking at 3.10 stalls per 1,000 SF
- + 16'-18' clear height
- + Grade level loading access warehouse
- + **RATES & AVAILABILITY:**
 - \$0.80/SF/Mo., NNN, Warehouse
 - \$1.50/SF/Mo., NNN, Office
 - Available 12/1/2019



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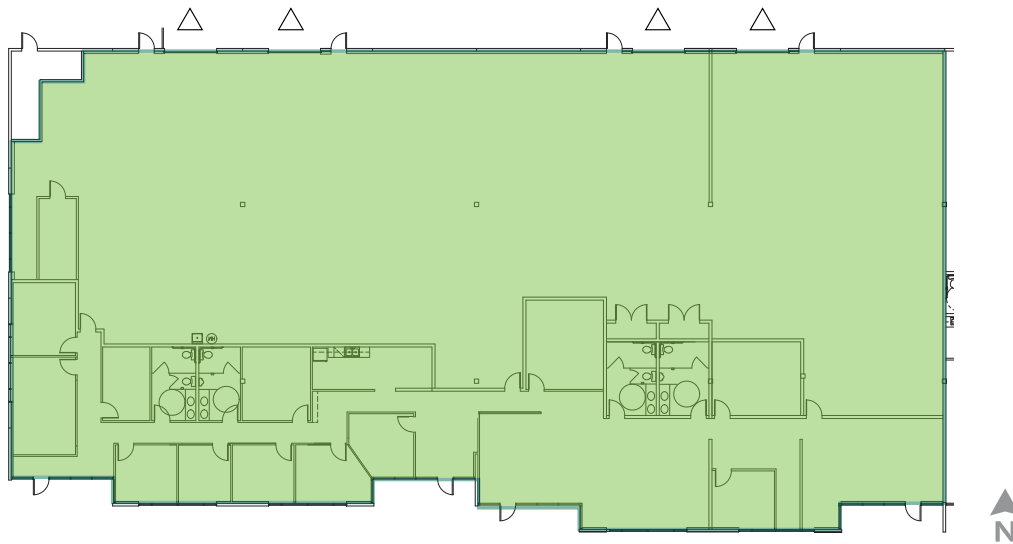
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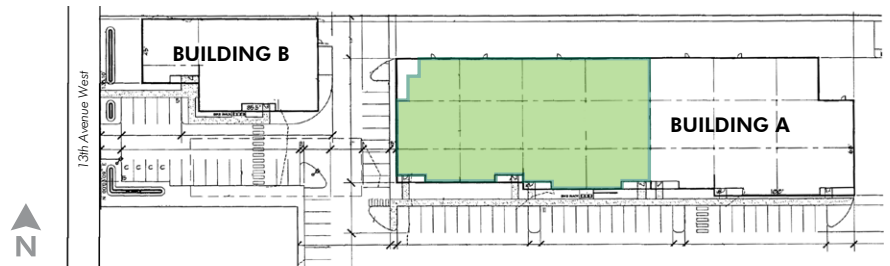


FLOOR PLAN

15,923 RSF INCLUDING 5,706 RSF OFFICE



△ Grade Level Door



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