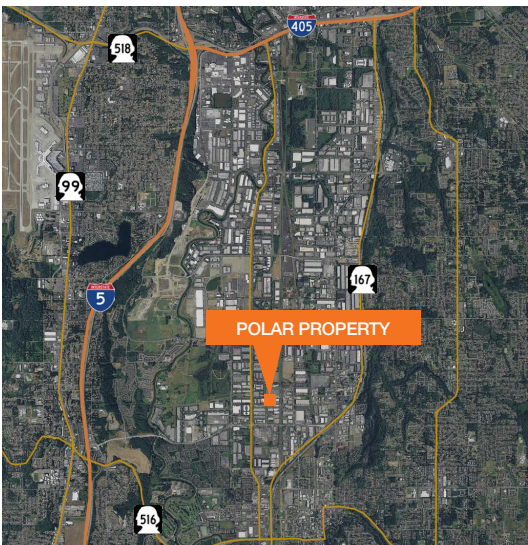




For Sale | \$3,750,000



Land area: 2.93 acres, ±127,631 SF (per King County records)
9.53% coverage

Building rentable area: 13,600 SF total with 12,160 SF footprint

Built in 1982 (estimated)

Construction: Metal

Truck access: 16 oversized grade level doors

24' clear height

Zoning: M2

Taxes: \$20,519.37

Existing lease in place expires 1/31/2016

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Polar Property

7210 South 224th Street

Total Office:

2,880 SF total (estimated)

1,440 SF first floor

1,440 SF second floor Sprinklered

Updated lighting in warehouse

Entire property is fenced and paved

Truck washing unit with oil/water separator

Two (2) five ton overhead cranes in warehouse

Heavy power at 1,600 amps of 480 volt
(to be verified)

HVAC has been replaced in office area and new
heaters have been installed in warehouse



Contact

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