

± 8,620 SF WAREHOUSE ± 20,314 SF YARD FOR LEASE



INDUSTRIAL WAREHOUSE/YARD



Standalone Lynnwood Warehouse

19420 21st Ave W, Lynnwood, WA 98036

Property Highlights

- +/- 8,620 SF total
 - +/- 5,360 SF warehouse
 - +/- 419 SF storage
 - +/- 2,841 SF office/showroom
- +/- 20,314 SF yard - fenced & graveled
- Additional covered storage/lean-to area
- Warehouse ceiling height: +/- 14'
- Heavy 3-phase power – ideal for manufacturing
- Zoning: General Commercial (Snohomish County)
- Immediate Access to I-5 via 196th Street SW and I-405
- Available Immediately
- Asking Rental Rate: \$11,900 + NNN, per month



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Adjacent Property

Covered Storage

Covered Storage

Yard

Parking

21st Avenue W

Driveway



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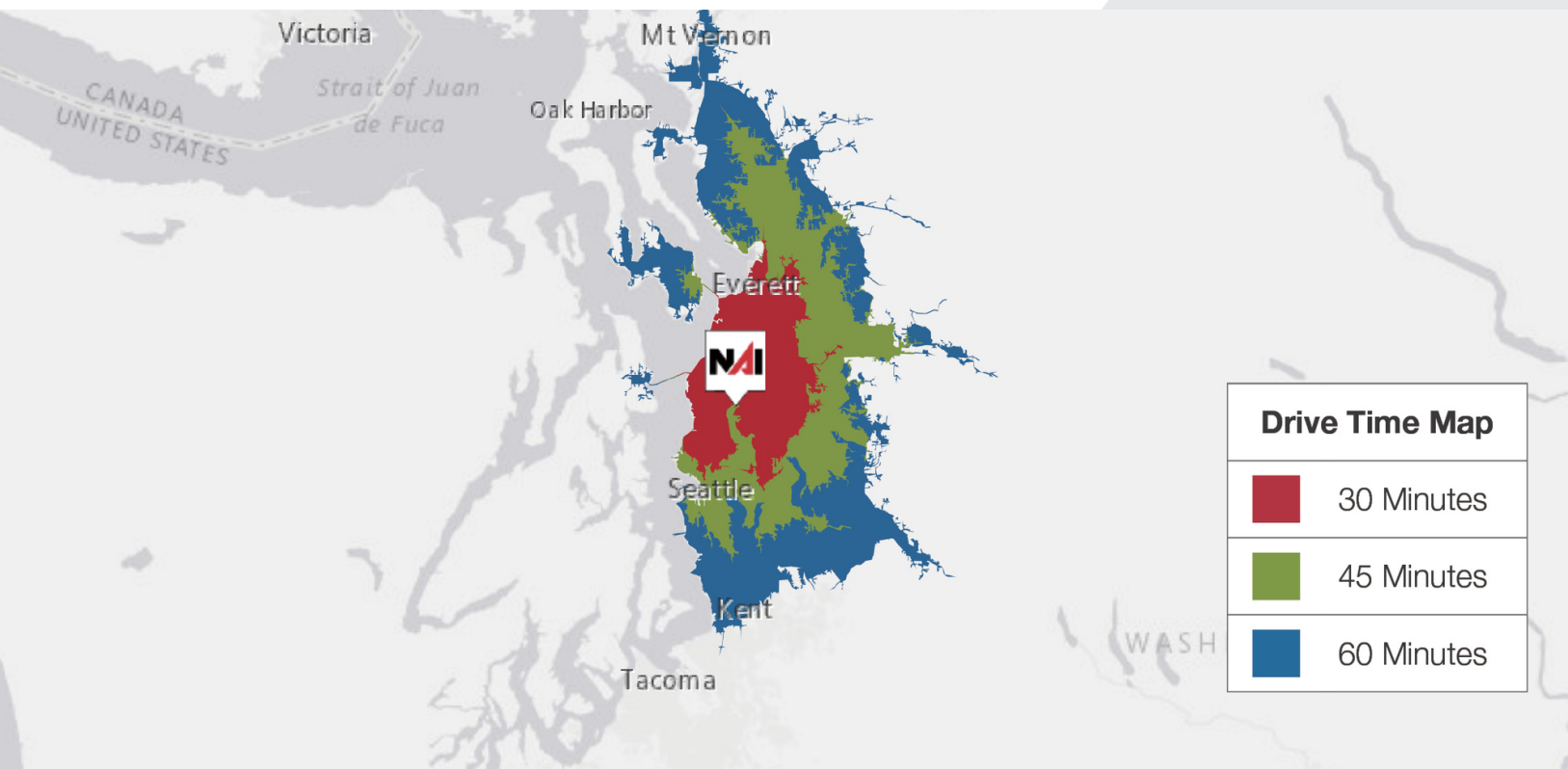
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Drive Time Map

■	30 Minutes
■	45 Minutes
■	60 Minutes

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,947	110,507	309,826
Median age	37.1	35.8	36.4
Median age (Male)	36.1	34.9	35.4
Median age (Female)	38.4	36.4	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,069	41,963	122,504
# of persons per HH	2.7	2.6	2.5
Average HH income	\$83,958	\$78,404	\$78,251
Average house value	\$406,225	\$366,511	\$386,379

* Demographic data derived from 2010 US Census



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