



# CORPORATE

Real Estate Inc.  
Commercial Real Estate Brokerage

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# FOR LEASE

## THE FIDELITY BUILDING



5920 S. 180<sup>th</sup> Street • Tukwila • Washington

### BUILDING UTILIZATION:

- Retail/Showroom
- Wholesale Sales
- Warehouse/Distribution
- Mixed use Retail/Distribution

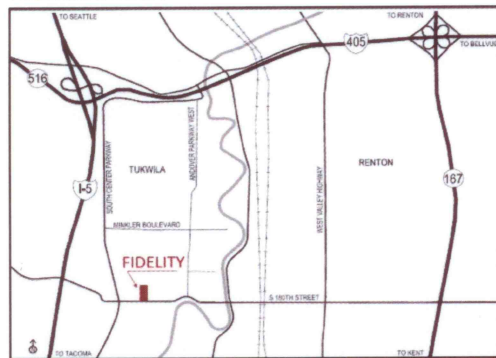
### BUILDING FEATURES:

- Architectural Burgundy & Oxford Gray split Face Block Façade
- Green Glass set in anodized Aluminum Mullions
- Double Door Structural Glass Entry
- Build to Suit – 1 or 2 story Office
- New Warehouse 400 Watt Metal Halide
- Lighting on individual 6 foot pig tails
- Warehouse Gas Fired Space Heating
- Sprinkler System approved by Washington Survey and Rating Bureau
- All Utilities are separately Metered

### DEVELOPMENTAL FEATURES:

- Free Standing Building
- Major Street Frontage/Identity
- Featured Landscaping highlighted by Ground & Sconce Lighting
- ADA Accessibility Compliance
- Security Truck Apron Lighting
- Locked Dumpster Enclosure

### VICINITY MAP:



### LOCATIONAL ECONOMICS:

- Located in a Home Improvement Area & Major Industrial Park
- No City B & O Tax
- Seattle Address Availability
- 20 Minutes south of Seattle & Bellevue
- 7 Minutes east of Sea Tac Intl. Airport
- 40 Minutes north of Tacoma

### BUILDING SPECIFICS:

- Warehouse 57,431 SF
- Office
  - First Floor Open
  - Mezzanine Deck 2,985 SF
- Clearance 24 SF
- Warehouse Doors
  - Dock High 13
  - Drive-in 1
  - Rail 3
- Typical Bay
  - Width N/S 50 FT
  - Depth E/W 150 FT



EXCLUSIVE LEASING AGENT  
Frank J. Agostino • 206-447-0707