FOR SALE OR LEASE

21,025 SF Building on 70,132 SF of Land

17300 West Valley Highway, Tukwila

NEWMARK

THAD MALLORY, SIOR
Executive Vice Chairman
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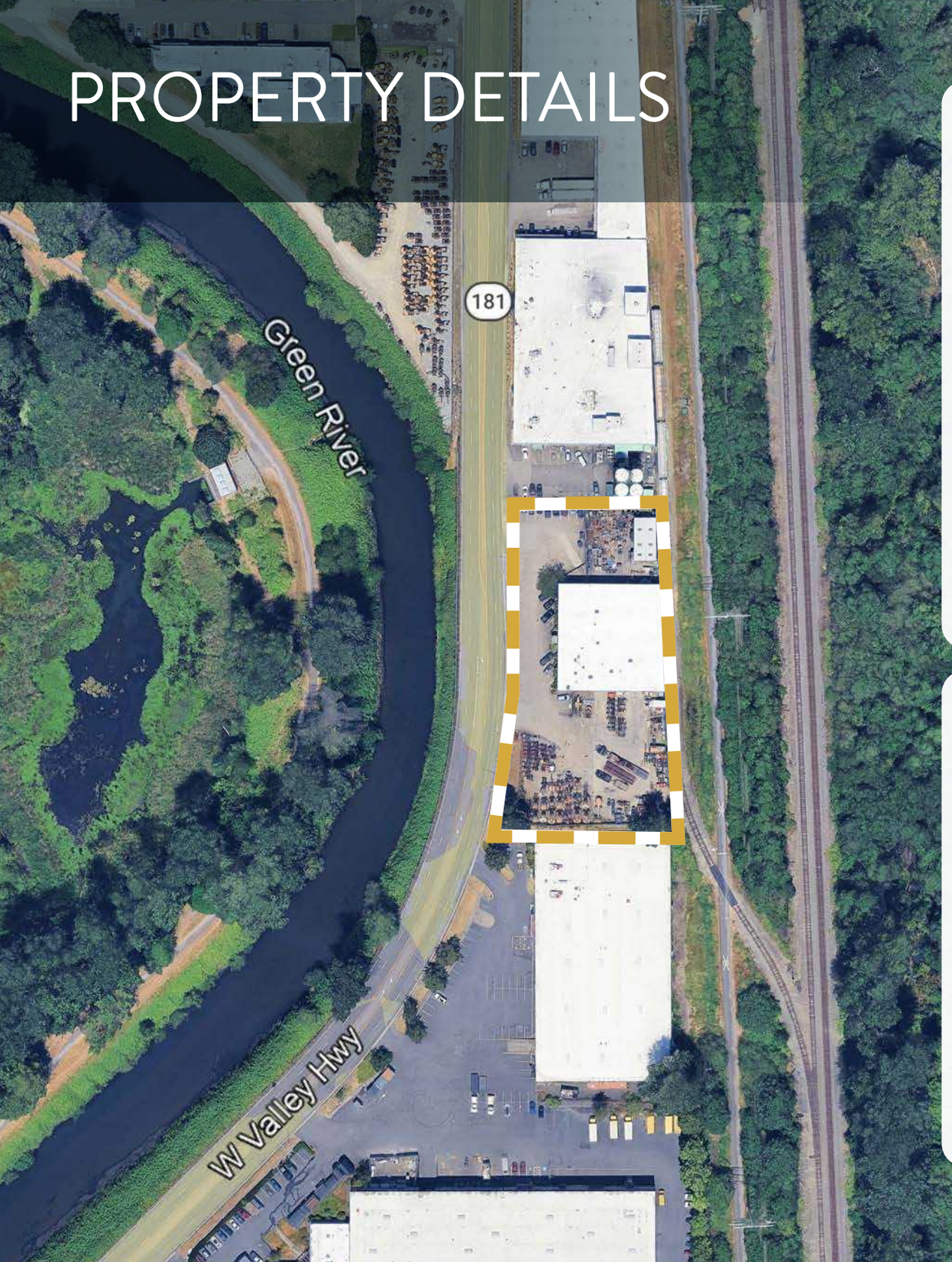
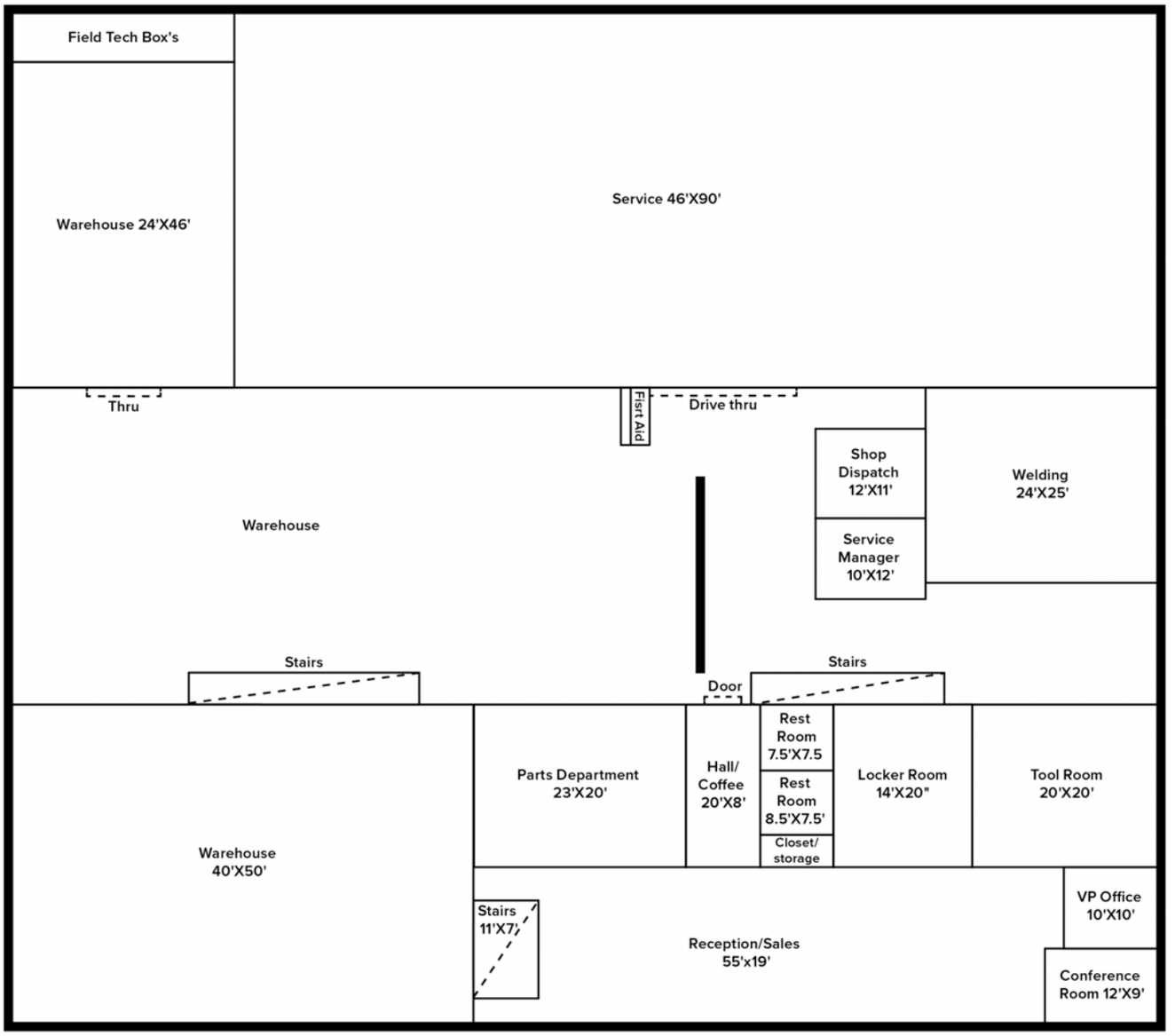
PROPERTY DETAILS



Total Site	70,132 SF (1.61 AC)
Loading	Dock High & Grade Level
Clear Height	Approx. 20’
Zoning	C/LI (City of Tukwila)
Sale Price	$8,900,000
Lease Rate	$40,000, NNN
Available	September 2026
Comments	Updated building with dock platform loading and outside storage. Exposure to West Valley Highway and immediate access to I-405, I-5, and SR-167

Structures	21,025 SF
Main Building	±15,589 SF
Metal Shed Building	±1,323 SF
Mezzanine Office/Storage	±4,122 SF
Excess Land/Yard	
South Fenced Yard	±25,000 SF (0.57 AC)
North Fenced Yard	±8,000 SF (0.18 AC)
Total Combined Fenced Yard	±33,000 SF (0.75 AC)

FIRST FLOOR PLAN



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PHOTOS

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REGIONAL AERIAL

Drive Times

SEATAC INT'L AIRPORT
10 Minutes

PORT OF SEATTLE
15 Minutes

DOWNTOWN BELLEVUE
20 Minutes

EASY ACCESS
I -5, I-405, SR 99, SR 118, SR 509

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