

FOR LEASE OR SALE

10315 E MARGINAL WAY S

TUKWILA

LOT: 40,380 SF | **BUILDING: 1,800 SF**

NEWMARK

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PROPERTY HIGHLIGHTS

- **UNMATCHED LOGISTICS LOCATION**

Located along East Marginal Way South, the Property is in the heart of North Tukwila's industrial corridor. Access to the area's truck, air, rail, and water transportation network makes it an unmatched base for serving the greater Seattle market.

- **HIGH BARRIER-TO-ENTRY INDUSTRIAL MARKET**

North Tukwila is an established industrial market with much of its land held by major users. Boeing and King County International Airport control approximately three-quarters of the Manufacturing/Industrial Center, making smaller properties very difficult to find in the corridor.

- **FLEXIBLE MIC/H INDUSTRIAL ZONING**

The Property is zoned Manufacturing/Industrial Center–Heavy (MIC/H), a designation intended to accommodate manufacturing, distribution, and related industrial businesses. Buyers and tenants should confirm their intended use and any outdoor storage requirements with the City.

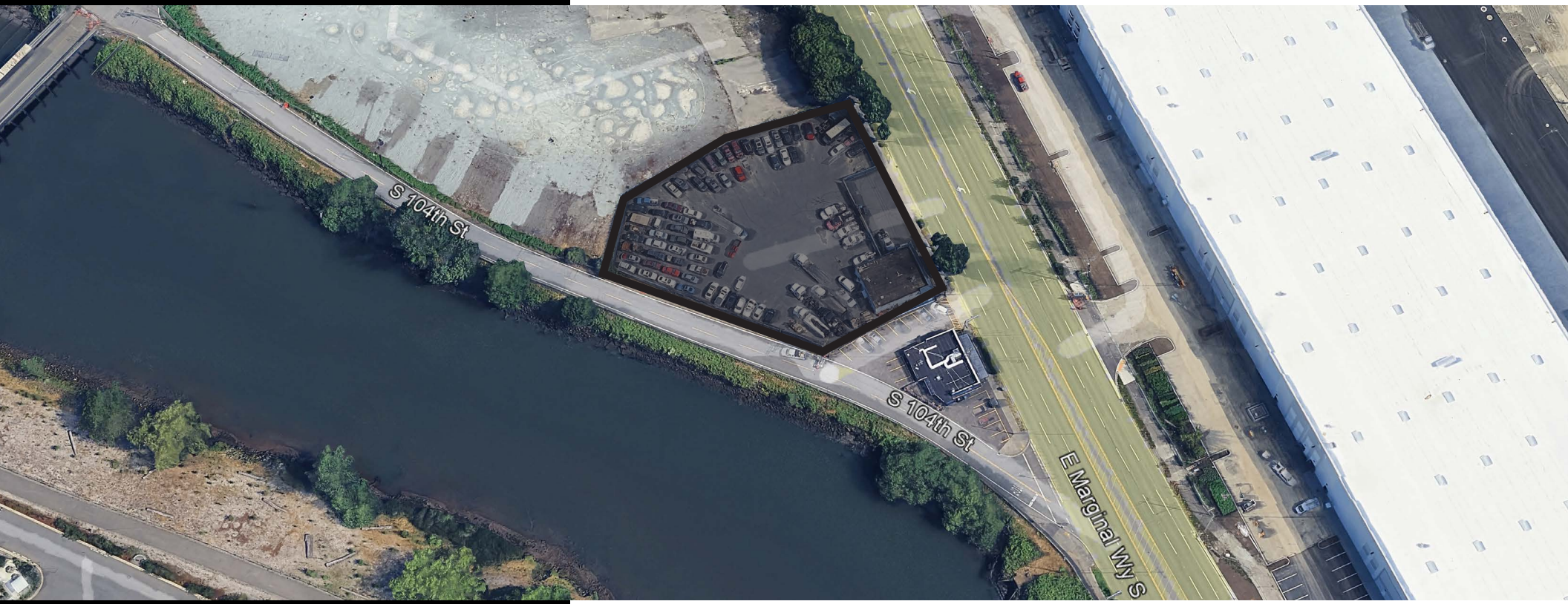
Lease Rate:
Call broker for lease rate

Sales Price:
Call broker for pricing guidance



PARCEL MAP

The property sits along East Marginal Way South in Tukwila, Washington. This is the industrial and warehouse corridor just south of Seattle's Boeing Field and near the Duwamish River. The corridor is close to I-5, SR-599, and SR-518, which makes it convenient for distribution and logistics users.



LOCATION MAP



DRIVE TIMES

I-5:
5 Minutes

Port of Seattle:
15 Minutes

Port of Tacoma:
30 Minutes

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